Recorded: 10/16/2017 at 10:21:02.0 AM
Fee Amount: $17.00
Revenue Tax: $131.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2017 PG: 2855
Rev Stamp # 418 DOV# 424

Entered for taxation 16th day
of October A D 2017
Carla K. Becker, Auditor
By R. Hilkbrand, Deputy

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)
Cynthia Hanna Castelletti, 316 2nd St SE, Ste 124, Cedar Rapids, IA 52401, (319) 362-2137

Taxpayer Information: (name and complete address)
Danielle E. Hutchinson
160 Gay St, Manchester, IA 52057

Return Document To: (name and complete address)
Danielle E. Hutchinson
160 Gay St, Manchester, IA 52057

Grantors:
James P. Wickman and Shirley M. Wickman

Grantees:
Danielle E. Hutchinson

Legal Description:

The South one-half (S1/2) of the East thirty nine (39.0) feet of the West one-half (W1/2) of Lot Twenty One (21), Burrington's Addition to Manchester, Iowa, according to plat recorded in Book I L.D., Page 245, excepting any instruments of record which might affect the title to the above described part of lot, wherein descriptions were made on the basis that said lot was two hundred ten (210.0) feet in its dimensions

WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration, James P. Wickman and Shirley M. Wickman, husband and wife do hereby convey to Danielle E. Hutchinson, a single person, the following described real estate in Delaware County, Iowa:

The South one-half (S1/2) of the East thirty nine (39.0) feet of the West one-half (W1/2) of Lot Twenty One (21), Burrington's Addition to Manchester, Iowa, according to plat recorded in Book I L.D., Page 245, excepting any instruments of record which might affect the title to the above described part of lot, wherein descriptions were made on the basis that said lot was two hundred ten (210.0) feet in its dimensions

Subject, nevertheless, to all restrictions, easements, covenants and conditions of record.

Grantors do Hereby Covenant with grantee, and successors in interest, that grantors hold the real estate by title in fee simple; that Grantors have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and Grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. The undersigned hereby relinquish all rights of dower, homestead and distributive share in and to the real estate.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: Oct 2, 2017

James P. Wickman

Shirley M. Wickman

STATE OF IOWA, COUNTY OF LINN

This instrument was acknowledged before me this 2nd day of October, 2017, by James P. Wickman and Shirley M. Wickman, husband and wife

Notary Public – State of Iowa

ANNA MARIA TYSON
Commission Number 769261
My Commission Expires
9/29/2020