Recorded: 12/8/2017 at 1:21:01.0 PM
Fee Amount: $22.00
Revenue Tax: $471.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2017 PG: 3345
Rev Stamp #495 DOV# 502

Entered for taxation 11th day
of December A D 2017
Gina K. Becker Auditor
By P. Hildebrand Deputy

WARRANTY DEED - JOINT TENANCY

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Dan McClean, 401 First Avenue East, Dyersville, IA 52040, Phone: (563) 875-6002

Taxpayer Information: (Name and complete address)
MARK A. BIGGS AND DAWN M. BIGGS, 20679 KAYAK COURT, MANCHESTER, IOWA 52057

Return Document To: (Name and complete address)
MARK A. BIGGS AND DAWN M. BIGGS, 20679 KAYAK COURT, MANCHESTER, IOWA 52057

Grantors:
JIM PIRC
JANET PIRC

Grantees:
MARK A. BIGGS
DAWN M. BIGGS

Legal description: 20679 KAYAK COURT, MANCHESTER, IOWA 52057
Document or instrument number of previously recorded documents:

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WARRANTY DEED
JOINT TENANCY

For the consideration of TEN Dollar(s) and other valuable consideration, Jim Pirc and Janet Pirc, husband and wife do hereby Convey to Mark A. Biggs and Dawn M. Biggs, husband and wife as joint tenants with full rights of survivorship and not as tenants in common. as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in DELAWARE County, Iowa: LOT ONE (1) OF PIRC TOWNHOMES 1ST SUBDIVISION; A SUBDIVISION OF LOT 8 AND LOT 10 IN NAUTIC ESTATES IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 88 NORTH, RANGE 5 WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 2017, PAGE 3119.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they 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. Each of the undersigned hereby relinquishes 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 on December 6, 2017

Jim Pirc
JIM PIRC(Grantor)

Janet Pirc
JANET PIRC (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on December 6, 2017, by JIM PIRC AND JANET PIRC.

SUSAN K MEYER
Commission Number 798639
My Commission Expires
August 9, 2019

Susan K Meyer
Signature of Notary Public

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Addendum

1. LOT ONE (1) OF PIRC TOWNHOMES 1ST SUBDIVISION; A SUBDIVISION OF LOT 8 AND LOT 10 IN NAUTIC ESTATES IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 88 NORTH, RANGE 5 WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 2017, PAGE 3119.