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Document 2017 3371 Type 03 001 Pages 3
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Rec Amt $17.00 Aud Amt $5.00
Rev Transfer Tax $239.20
Rev Stamp# 499

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 13th day
of December AD 2017
Cayla K. Bechtel Auditor
By S. Hildebrand Deputy

Eve MVC Community Title
4240 44th Ave
Moline IL 61265

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)
Dean Hoag Jr, 4240 44th Ave, Moline, IL 61265, Phone: (309) 762-1688

Taxpayer Information: (name and complete address)
James Missell 1154 120th Street Dundee Iowa 52038

Return Document To: (name and complete address)
Dean Hoag Jr, 4240 44th Ave, Moline, IL 61265

Grantors:
Dustin Sargent and
Erin Sargent

Grantees:
James Missel and
Vickie Rowray

Legal Description: See Page 3

Document or instrument number of previously recorded documents: Book 2016, Page 3325

WARRANTY DEED

For the consideration of One Hundred Fifty Thousand Dollar(s) and other valuable consideration, **Dustin Sargent and Erin Sargent, a married couple** do hereby Convey to **James Missel, a single person and Vickie Rowray, a single person**, as joint tenants with full rights of survivorship and not as tenants in common the following described real estate in Delaware County, Iowa:

See Attached Exhibit A

Deed is being given as full and complete satisfaction of the Real Estate Contract filed December 1, 2016 in Book 2016, Page 3325

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: 12/6/2017.

Dustin Sargent (Grantor)

Erin Sargent (Grantor)

STATE OF **IOWA**, COUNTY OF ~~DICKINSON~~ Delaware

This record was acknowledged before me on 12/6/2017, by Dustin Sargent and Erin Sargent, husband and wife.

KELLY RUEGNITZ
COMMISSION NUMBER 777173
MY COMMISSION EXPIRES
2/25/2019

Signature of Notary Public

Exhibit A

Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of Section Seventeen (17), Township Ninety (90) North, Range Six (6), West of the Fifth P.M., described as beginning at the North Quarter corner of said Section, thence East along the North line of said Section a distance of two hundred twenty five (225) feet, thence South 2° 22' 19" West nine hundred sixty eight (968) feet, thence West two hundred twenty five (225) feet to the West line of said Northeast Quarter (NE1/4), thence North 2° 22' 19" East along said West line a distance of nine hundred sixty eight (968) feet to the point of beginning. The North line of the Northeast Quarter (NE1/4) of said Section Seventeen (17) is assumed to bear due East and West.