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Carla K. Bachler, Auditor
By D. Hildebrand Deputy

Book 2018 Page 113

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

# WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
**Recorder's Cover Sheet**

**Preparer Information:** (Name, address and phone number)
Steven E. Carr, 117 S. Franklin Street, PO Box 333, Manchester, IA 52057, Phone: (563) 927-4164

**Taxpayer Information:** (Name and complete address)
Russell D. Perkins, 631 N 1st Street, Harpers Ferry, IA 52146

**Return Document To:** (Name and complete address)
X Russell D. Perkins, 631 N 1st Street, Harpers Ferry, IA 52146

**Grantors:**
Sean M. Hauser
Debra Ann Hauser
Chad C. Hauser
Mindy Hauser

**Grantees:**
Russell D. Perkins

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**

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# WARRANTY DEED

For the consideration of $55,000.00 Dollar(s) and other valuable consideration, Sean M. Hauser and Debra Ann Hauser, husband and wife; and Chad C. Hauser and Mindy Hauser, husband and wife do hereby Convey to Russell D. Perkins the following described real estate in Delaware County, Iowa: That part of Lots Eleven (11) and Twelve (12) of the Subdivision of Lot One (1) of the Subdivision of the Southwest Quarter (SW¼) and the South one-half (S½) of the Northwest Quarter (NW¼) of Section Twenty Eight (28), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., according to plat recorded in Book A Plats, Page 23, described as commencing at a point thirty three (33.0) feet East and one hundred twenty seven (127.0) feet North of the Southwest corner of said Lot Twelve (12), and running thence North sixty (60.0) feet, thence East one hundred twenty (120.0) feet, thence South sixty (60.0) feet, thence West one hundred twenty (120.0) feet to the point of beginning

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 1-10-18.

Sean M. Hauser (Grantor)

Debra Ann Hauser (Grantor)

Chad C. Hauser (Grantor)

Mindy Hauser (Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 1-10-18, by Chad C. Hauser and Mindy Hauser.

KARA OGDEN
Commission Number 806485
My Commission Expires
September 14, 2020

Signature of Notary Public

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STATE OF Georgia, COUNTY OF Miller

This record was acknowledged before me on January 8, 2018, by Sean M. Hauser and Debra Ann Hauser.

Charlotte Cook
Signature of Notary Public

CHARLOTTE COOK NOTARY PUBLIC GEORGIA EXPIRES Oct. 11, 2020 MILLER COUNTY

STATE OF Iowa, COUNTY OF Delaware

This record was acknowledged before me on 1-10-2018, by Chad Hauser Mindy Hauser.

Kara Ogden
Signature of Notary Public

NOTARIAL SEAL IOWA
KARA OGDEN
Commission Number 806485
My Commission Expires
September 14, 2020

STATE OF Iowa, COUNTY OF Delaware

This record was acknowledged before me on 1-10-2018, by _____.

_____
Signature of Notary Public

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____.

_____
Signature of Notary Public