Book 2018 Page 189

Document 2018 189 Type 03 001 Pages 2
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Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $119.20
Rev Stamp# 27 DOV# 28

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 25th day
of January AD 2018
Cedar Bocher, Auditor
By P.H. Hebrand, Deputy

Eu
Premier Escrow Services
2337 Blairs Ferry Rd NE
Cedar Rapids IA
52403

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)
James O. Scott and Samantha J. Scott
1108 Gales Ave, Manchester, IA 52057

Return Document To: (name and complete address)
James O. Scott and Samantha J. Scott
1108 Gales Ave, Manchester, IA 52057

Grantors:
Glen E. Duggan and Cathy Duggan

Grantees:
James O. Scott and Samantha J. Scott

Legal Description:

LOT TWO HUNDRED SEVENTY FIVE (275) AND THE WEST ONE-HALF (W ½) OF LOT TWO HUNDRED SEVENTY FOUR (274), MANCHESTER, IOWA ACCORDING TO PLAT RECORDED IN BOOK I L.D., PAGE 284

WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration, Glen E. Duggan and Cathy Duggan, husband and wife, do hereby convey to James O. Scott and Samantha J. Scott, husband and wife, as Joint Tenants with Full Rights of Survivorship and not as Tenants in Common, the following described real estate in Delaware County, Iowa:

LOT TWO HUNDRED SEVENTY FIVE (275) AND THE WEST ONE-HALF (W ½) OF LOT TWO HUNDRED SEVENTY FOUR (274), MANCHESTER, IOWA ACCORDING TO PLAT RECORDED IN BOOK I L.D., PAGE 284

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

Grantors do Hereby Covenant with grantees, 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: 1 - 19 - 2018

Glen E. Duggan

Cathy Duggan

STATE OF IOWA, COUNTY OF DELAWARE

This instrument was acknowledged before me this 19th day of Jan, 2018, by Glen E. Duggan and Cathy Duggan, husband and wife.

NOTARIAL SEAL IOWA
AMI LEONARD
Commission Number 784849
My Commission Expires 7-1-20

Notary Public – State of Iowa