Entered for taxation 9th day
of February A D 2018
Carla K. Bachler Auditor
By P. Hildebrand Deputy

Recorded: 2/5/2018 at 2:16:39.0 PM
Fee Amount: $17.00
Revenue Tax: $551.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2018 PG: 283
Rev Stamp #38 DOV#38

WARRANTY DEED - JOINT TENANCY

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103
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)
Perry N. Miller and Fannie U. Miller, 2322 320th Street, Hopkinton, IA 52237

Return Document To: (Name and complete address)
Perry N. Miller and Fannie U. Miller, 2322 320th Street, Hopkinton, IA 52237

Grantors:
Lavern J. Yoder
Mattie J. Yoder

Grantees:
Perry N. Miller
Fannie U. Miller

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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WARRANTY DEED
JOINT TENANCY

For the consideration of $345,000.00 Dollar(s) and other valuable consideration, Lavern J. Yoder and Mattie J. Yoder, husband and wife do hereby Convey to Perry N. Miller and Fannie U. Miller, 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: Parcel A in the NW Frac. ¼ of Section 19, Twp. 87 North, Range 4 West of the 5th P.M., Delaware County, Iowa, accordng to plat recorded in Book 7 Plats, Page 104.

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 2-1-18

Lavern J. Yoder
Lavern J. Yoder(Grantor)

Mattie J. Yoder
Mattie J. Yoder (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on February 1, 2018, by Lavern J. Yoder and Mattie J. Yoder.

STEVEN E. CARR
Commission Number 713328
My Commission Expires
October 30, 2019

Signature of Notary Public

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