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Book 2018 Page 305

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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)
Derek & Chelsey Weber, 804 E. Union Street, Manchester, Iowa 52057

Return Document To: (Name and complete address)
Derek & Chelsey Weber, 804 E. Union Street, Manchester, Iowa 52057

Grantors:
Shawn Downs

Grantees:
Derek P. Weber
Chelsey J. Weber

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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WARRANTY DEED

For the consideration of One hundred eighteen thousand and 00/100 Dollar(s) and other valuable consideration, Shawn Downs, a single person do hereby Convey to Derek P. Weber and Chelsey J. Weber, 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: The South one hundred forty two (142) feet of the West fifty two (52) feet of Lot One (1) of the Subdivision of Lot Eleven (11) 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 47

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 February 1, 2018.

Shawn Downs (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on February 1, 2018, by Shawn Downs.

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

Signature of Notary Public

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