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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 26th day
of February AD 2018
Carla K. Becker, Auditor
By S. Hildebrand Deputy

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)
Jane E. Hanson, 401 East Main Street, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information: (name and complete address)
Ben & Madie Lechtenberg, 725 E Butler Street, Manchester, Iowa 52057

Return Document To: (name and complete address)
Ben & Madie Lechtenberg, 725 E Butler Street, Manchester, Iowa 52057

Grantors:
John C. Broghammer and
Mary D. Broghammer

Grantees:
Benjamin A. Lechtenberg and
Madison L. Lechtenberg

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of $30,000.00 Dollar(s) and other valuable consideration, John C. Broghammer and Mary D. Broghammer, husband and wife do hereby Convey to Benjamin A. Lechtenberg and Madison L. Lechtenberg, 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 Three (3) of Shady Acres Subdivision of Part of the SW 1/4 of the SE 1/4 of Section 1, T89N, R6W of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 3 Plats, Page 179; also Parcel 2017-82; Being Part of Lot 2 of Shady Acres Subdivision in the Southwest Quarter of the Southeast Quarter (SW 1/4 - SE 1/4) of Section 1, Township 89 North, Range 6 West of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2017, Page 3170.

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: February 23, 2018.

John C. Broghammer (Grantor)

Mary D. Broghammer (Grantor)

STATE OF **IOWA**, COUNTY OF **DELAWARE**

This record was acknowledged before me on February 23, 2018, by John C. Broghammer and Mary D. Broghammer, husband and wife.

Signature of Notary Public

NOTARIAL SEAL IOWA
JANE E HANSON
Commission Number 791553
My Commission Expires
August 12, 2018