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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
Recorder's Cover Sheet

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

Taxpayer Information: (name and complete address)
Ralph Nieman and Reva Nieman, 2357 State Hwy 38, Delhi, Iowa 52223

EWV **Return Document To:** (name and complete address)
Ralph Nieman and Reva Nieman, 2357 State Hwy 38, Delhi, Iowa 52223

Grantors:
Ronald J. Miles

Grantees:
Ralph Nieman
Reva Nieman

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of 188,720.00 Dollar(s) and other valuable consideration, Ronald J. Miles, a single person does hereby Convey to Ralph Nieman and Reva Nieman, husband and wife, as tenants in common the following described real estate in Delaware County, Iowa:

> Lots 4, 5, 8 and 10 of Miles Acres Subdivision part of Sections 26, 27, 34 and 35, all in T88N, R4W of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2010, Page 1760; and Parcel 2015-79 part of Lot 6 of Miles Acres Subdivision, Section 35-T88N-R4W of the 5th P.M., Delaware County, Iowa, according to amended plat recorded in Book 2016, Page 774.
>
> This deed is given in fulfillment of a recorded Real Estate Contract between the parties filed June 28, 2016 in Book 2016, Page 1664.

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: March 1, 2018.

X Ronald J. Miles
Ronald J. Miles (Grantor)

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

This record was acknowledged before me on March 1, 2018, by Ronald J. Miles.

THOMAS J HANSON
Commission Number 115040
My Commission Expires
September 22, 2019

Signature of Notary Public