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Rev Stamp# 71

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 12th day
of March AD 2018
Cindy K. Barker, Auditor
By [illegible], Deputy

WARRANTY DEED - JOINT TENANCY

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Daniel H. Swift, 108 N. Madison, PO Box 207, Manchester, IA 52057, Phone: (563) 927-4901

Taxpayer Information: (Name and complete address)
Douglas J./Jamie A. Carroll, 2970 170th Ave., Ryan, IA 52330

Return Document To: (Name and complete address)
Douglas J./Jamie A. Carroll, 2970 170th Ave., Ryan, IA 52330

Grantors:
Janice Stein, a single person
Dean Guthrie, a single person
Elaine O'Brien, a single person
James Guthrie, a single person

Grantees:
Douglas J. Carroll
Jamie A. Carroll

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 $1.00 Dollar(s) and other valuable consideration, Janice Stein, a single person; Dean Guthrie, a single person; Elaine O'Brien, a single person; and James Guthrie, a singler person do hereby Convey to Douglas J. Carroll and Jamie A. Carroll, 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 West one-half (W 1/2) of the Northwest Quarter (NW 1/4) of Section Eight (8), Township Eighty Seven (87) North, Range Five (5), West of the Fifth P.M., except Parcel "A", A Part Of The SW 1/4 NW 1/4 Of Section 8-87-5, Delaware County, Iowa, according to plat recorded in Book 2002, Page 1081, containing 73.25 acres, more or less

(This Warranty Deed is given in full and complete satisfaction of Real Estate Contract-Installments filed in the office of the Delaware County Recorder on January 11, 2008 in Book ~~2018~~ 2008, 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 February 20, 2018

Janice Stein, a single person(Grantor)

Dean Guthrie, a single person (Grantor)

Elaine O'Brien, a single person(Grantor)

James Guthrie, a single person (Grantor)

STATE OF KANSAS, COUNTY OF JOHNSON

This record was acknowledged before me on 02/23/2018, by Janice Stein.

NOTARY PUBLIC
STATE OF KANSAS
COLIN J DANIELS
My Appointment Expires 10/21/2021

Signature of Notary Public

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INDIVIDUAL CAPACITY ACKNOWLEDGMENTS

STATE OF MISSOURI, COUNTY OF Jackson
This record was acknowledged before me on Feb 23, 2018, by Dean Guthrie.

PAM EVELAND
Notary Public - Notary Seal
STATE OF MISSOURI
JACKSON County
My Commission Expires: Dec. 20, 2020
Commission # 12426323

Pam Eveland
Signature of Notary Public

STATE OF MINNESOTA, COUNTY OF Mower
This record was acknowledged before me on Feb 21, 2018, by Elaine O'Brien.

KATRINA MARIE GIOVANNETTI
Notary Public-Minnesota
My Commission Expires Jan 31, 2021

Katrina Giovannetti
Signature of Notary Public

STATE OF FLORIDA, COUNTY OF Sarasota
This record was acknowledged before me on 02/20/2018, by James Guthrie.

BARBARA H. HUBBARD
MY COMMISSION # FF 951232
EXPIRES: January 19, 2020

Barbara H. Hubbard
Signature of Notary Public