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of March AD 2018
Carla K. Becker, Auditor
By S. Hildebrand Deputy

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED JOINT TENANCY
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)
Carl & Nicole Broghammer, 1704 Firefly Rd, Manchester, Iowa 52057

Return Document To: (name and complete address)
Carl & Nicole Broghammer, 1704 Firefly Rd, Manchester, Iowa 52057

Grantors:
John C. Broghammer and Mary D. Broghammer

Grantees:
Carl J. Broghammer and Nicole E. Broghammer

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED - JOINT TENANCY

For the consideration of $1.00 Dollar(s) and other valuable consideration, John C. Broghammer and Mary D. Broghammer, husband and wife do hereby Convey to Carl J. Broghammer and Nicole E. Broghammer as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Delaware County, Iowa:

> Parcel 2017-84; being Part of Parcel 2016-59 in the Fractional Southwest Quarter of the Southwest Quarter (Frl. SW 1/4 - SW 1/4) of Section 6, Township 89 North, Range 5 West of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2017, Page 3171

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 21, 2018.

John C. Broghammer (Grantor)

Mary D. Broghammer (Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on March 21, 2018, by John C. Broghammer and Mary D. Broghammer, husband and wife.

Signature of Notary Public

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