Recorded: 4/3/2018 at 2:35:55.0 PM
Fee Amount: $17.00
Revenue Tax: $183.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2018 PG: 847
Rev Stamp# 107 DOV# 121

Entered for taxation 3rd day
of April A D 2018
Cindy Becker, Auditor
By D. Hildebrand, Deputy

WARRANTY DEED

(CORPORATE/BUSINESS ENTITY GRANTOR)
THE IOWA STATE BAR ASSOCIATION
Official Form No. 335
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Steven E. Carr, 117 S. Franklin Street, PO Box 333, Manchester, IA 52057, (563) 927-4164

Taxpayer Information: (Name and complete address)
James O. Scott and Samantha J. Scott, 301 E Howard Street, Manchester, IA 52057

Return Document To: (Name and complete address)
James O. Scott and Samantha J. Scott, 301 E Howard Street, Manchester, IA 52057

Grantors:
Breckenfelder Rentals, L.L.C.

Grantees:
James O. Scott and Samantha J. Scott

Legal description:

Document or instrument number of previously recorded documents:

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WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of $115,000.00 Dollar(s) and other valuable consideration, Breckenfelder Rentals, L.L.C., a(n) limited liability company organized and existing under the laws of Iowa does hereby Convey to James O. Scott and Samantha J. Scott, 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:

North one-half of Lot Two hundred eighty (280), and the North one half of the East Six (6) feet of Lot Two hundred Eighty one (281), Manchester, Iowa, same being a part of South West quarter of South East quarter of Section Twenty nine (29), Township Eighty nine (89), North, Range Five (5), West of the Fifth P.M.

The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated on March 29, 2018.

Breckenfelder Rentals, L.L.C., a(n) limited liability company

By _____
Matthew L. Breckenfelder, Member

By Sara J. Breckenfelder
Sara J. Breckenfelder, Member

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on March 29, 2018, by Matthew L. Breckenfelder and Sara J. Breckenfelder as Member and Member, respectively of Breckenfelder Rentals, L.L.C.

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

_____
Signature of Notary Public

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