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of April AD 2018
Carla K. Becher Auditor
By S. Hildebrand Deputy

Book 2018 Page 901

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PLEASE RETURN TO:
HAWKEYE ESCROW COMPANY
313 3RD AVE SE
CEDAR RAPIDS, IA 52401

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)
Kristine Hansen, 144 W Union St, Manchester, Iowa 52057

Return Document To: (name and complete address)
Kristine Hansen, 144 W Union St, Manchester, Iowa 52057

Grantors:
James R. McGraw and
Diana L. McGraw

Grantees:
Kristine Hansen

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of $86,000.00 Dollar(s) and other valuable consideration, James R. McGraw and Diana L. McGraw, husband and wife do hereby Convey to Kristine Hansen the following described real estate in Delaware County, Iowa:

> Lot Four (4), Block One (1) of Toogood and Bethel's Subdivision of North part of Lot 1 of Iowa Land Company's Subdivision of part of Manchester, Iowa, according to plat recorded in Book 1, Page 9.

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: April 4, 2018.

James R. McGraw (Grantor)

Diana L. McGraw (Grantor)

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

This record was acknowledged before me on April 4, 2018, by James R. McGraw and Diana L. McGraw, husband and wife.

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

Signature of Notary Public