Entered for taxation 21st day
of May A D 2018
Carla K. Bashor, Auditor
By S. Hildebrand, Deputy

Recorded: 5/18/2018 at 3:33:22.0 PM
Fee Amount: $12.00
Revenue Tax: $519.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2018 PG: 1367
Rev Stamp #171 DOV #198

Return Document To: Brian S. Mensen, 111 E. Reed Street, PO Box 76, Red Oak, IA 51566
Preparer Information: Brian S. Mensen, 111 E. Reed Street, PO Box 76, Red Oak, IA 51566, Phone: (712) 623-4844
Address Tax Statement: Steven A. Broghammer and Jenny M. Broghammer, 1477 – 190th St., Manchester, IA 52057

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Steven B. Mensen, a single person, does hereby Convey to Steven A. Broghammer and Jenny M. Broghammer, 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:

> Lot Five (5) of Mensen Second Subdivision being a subdivision of Lot A of Mensen Subdivision in the Southeast Quarter (SE1/4) of Section Fourteen (14), Township Eighty-nine (89) North, Range Six (6), West of the 5th P.M., according to plat recorded in Book 2018 Page 1209, together with easements and servient estates appurtenant thereto and subject to applicable zoning regulations and easements of record.

Grantor does Hereby Covenant with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that he 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 grantor Covenants to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. 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: May 15, 2018

Steven B Mensen
Steven B. Mensen (Grantor)

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on May 15, 2018, by Steven B. Mensen.

Barbara K Sailer
Signature of Notary Public

BARBARA K. SAILER
Commission Number 12-1503
My Commission Expires
1-24-19