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Carla K. Bocher Auditor
By P. Hildebrand Deputy

Book 2018 Page 1498

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Return Document To: Thomas J. Hanson, 401 East Main Street, Manchester, IA 52057
Preparer Information: Thomas J. Hanson, 401 East Main Street, Manchester, IA 52057, Phone: (563) 927-5920
Address Tax Statement: Donald D Detrich, 18627 166th Avenue, Manchester, IA 52057

WARRANTY DEED

For the consideration of $80,000.00 Dollar(s) and other valuable consideration, Marilyn J. Emerson and Robert F. Emerson, husband and wife do hereby Convey to Donald D. Detrich the following described real estate in Delaware County, Iowa:

> The North twenty two (22) feet of Lot Ninety One (91) and the East forty six (46) feet of the North twenty two (22) feet of Lot Ninety (90), Manchester, Iowa, excepting a one-half interest in part of wall on South side, and subject to easements of record; that part of West Fayette Street right of way described as commencing at the Northeast corner of Lot 91, thence North 6.0 feet, thence West 112.0 feet, thence South 6.0 feet, thence East 112.0 feet along North line of Lots 90 and 91 to the point of beginning, all in the City of Manchester, Delaware County, Iowa.
>
> This deed is given in fulfillment of a recorded Real Estate Contract between the parties filed December ~~12~~ *2012 in Book 2012, Page 4444 of the records of the Delaware County Recorder. *21

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: May 1, 2018.

Marilyn J. Emerson
Marilyn J. Emerson (Grantor)

Robert F. Emerson (Grantor)

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

This record was acknowledged before me on May 1, 2018, by Marilyn J. Emerson and Robert F. Emerson, wife and husband.

Sarah R Leonard
Signature of Notary Public

SARAH R. LEONARD
Commission Number 762480
My Commission Expires
April 6, 2019