Recorded: 10/18/2019 at 10:36:59.0 AM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $237.60
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2019 PG: 2915

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Ryan C. Dorcey, 13575 Lynam Drive, Omaha, NE 68138, Phone: (402) 558-2828

Taxpayer Information: Scotty D. Sanders & Rachel A. Sanders, 208 E Union St, Manchester, IA, 52057

Return Document To: Scotty D. Sanders & Rachel A. Sanders, 208 E Union St, Manchester, IA, 52057

Grantors: Edgar Property Investment, LLC

Grantees: Scotty D. Sanders & Rachel A. Sanders

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, **EDGAR PROPERTY INVESTMENT, LLC, AN IOWA LIMITED LIABILITY COMPANY,** Grantor does hereby convey to **SCOTTY D. SANDERS AND RACHEL A. SANDERS, ~~A MARRIED COUPLE~~ AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON,** Grantee, the following described real estate in Delaware County, Iowa:

The West Sixty (60.0) feet of the East Two-thirds (E 2/3) of Lot Three (3), except the North Seventy Six (76.0) feet thereof, in Burrington's Addition to Manchester, Delaware County, Iowa, According to Plat Recorded in Book I, L.D., Page 245, and Excepting any Instruments of Records Which Might Affect the Title to the Above Described Part of Lot Wherein Descriptions were made on the Basis that said Lot is Two Hundred Ten (210.0) Feet in its Dimensions

More commonly known as 208 E Union St, Manchester, IA, 52057

Grantors do hereby covenant with Grantees and successors in interest to warrant and defend the real estate against the lawful claims of all persons claiming by, through or under them, 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: 9th day of October, 2019

Edgar Property Investment, LLC, an Iowa limited liability company
By: Homebuyers Incorporated, a Nebraska corporation, Sole Member

By: _____
Margaret Schiefen, Chief Operating Officer

STATE OF NEBRASKA, COUNTY OF SARPY

This record was acknowledged before me on 9th day of October, 2019, by Margaret Schiefen, Chief Operating Officer of Homebuyers Incorporated, a Nebraska corporation, Sole Member of Edgar Property Investment, LLC, an Iowa limited liability company.

GENERAL NOTARY - State of Nebraska
VERNADETTE DELOS SANTOS
My Comm. Exp. Sept. 14, 2020

_____
Signature of Notary Public