Recorded: 1/13/2020 at 2:56:45.0 PM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $279.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2020 PG: 113

WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

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

Taxpayer Information: (Name and complete address)
Tristan T. Miles and Sherri A. Miles, 3138 285th Avenue, Hopkinton, Iowa 52237

Return Document To: (Name and complete address)
Tristan T. Miles and Sherri A. Miles, 3138 285th Avenue, Hopkinton, Iowa 52237

Grantors:
Norman L. Miles
Kathleen R. Miles

Grantees:
Tristan T. Miles
Sherri A. Miles

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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WARRANTY DEED

For the consideration of $175,000.00 Dollar(s) and other valuable consideration, Norman L. Miles and Kathleen R. Miles, husband and wife do hereby Convey to Tristan T. Miles and Sherri A. Miles, 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: Parcel 2019-83 Part Of The Southwest Quarter (SW¼) Of The Northeast Quarter (NE¼) Of Section Nineteen (19), Township Eighty-Seven North (T87N), Range Three West (R3W) Of The Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2019, Page 3708.

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 on January 10, 2020.

Norman L. Miles
Norman L. Miles (Grantor)

Kathleen R. Miles
Kathleen R. Miles (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on January 10, 2020, by Norman L. Miles and Kathleen R. Miles.

STEVEN E CARR
Commission Number 713328
My Commission Expires
October 30, 2022

Signature of Notary Public

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