Book 2021 Page 129

Document 2021 129 Type 03 001 Pages 2
Date 1/08/2021 Time 1:30:50PM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $119.20
Rev Stamp# 15 DOV# 16

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED

(CORPORATE/BUSINESS ENTITY GRANTOR)
THE IOWA STATE BAR ASSOCIATION
Official Form No. 335
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)
Annette M. Hoffa Revocable Trust, 605 Lexington Street, Delhi, Iowa 52223

Return Document To: (Name and complete address)
Annette M. Hoffa Revocable Trust, 605 Lexington Street, Delhi, Iowa 52223

Grantors:
316 Franklin Street, L.L.C.

Grantees:
Annette ~~Annette~~ M. Hoffa, as Trustee of the Annette M. Hoffa Revocable Trust

Legal description:

Document or instrument number of previously recorded documents:

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WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of Seventy five thousand and 00/100 ($75,000.00) Dollar(s) and other valuable consideration, 316 Franklin Street, L.L.C., a(n) limited liablity company organized and existing under the laws of Iowa does hereby Convey to ~~Annette~~ M. Hoffa, as Trustee of the Annette M. Hoffa Revocable Trust

the following described real estate in Delaware County, Iowa:
Lots Seventeen (17) and Eighteen (18) of Hobbs' Meadow Estates, City of Delhi, Delaware County, Iowa, according to plat recorded in Book 2020, Page 536, as corrected by Surveyor's Affidavit recorded in Book 2020, Page 4574.

The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated on January 5, 2021.

316 Franklin Street, L.L.C., a(n) limited liablity company

By Marla S Wulfekuhle
Marla Wulfekuhle, member

By _____

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on January 5, 2021, by Marla Wulfekuhle as member of 316 Franklin Street, L.L.C.

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

Signature of Notary Public

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