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Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$222.40
Rev Stamp# 55 DOV# 54

DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 19th day
of February A D 2015
Carla K. Becker Auditor
By P. Hildebrand Deputy



WARRANTY DEED
(Joint Tenancy)
THE IOWA STATE BAR ASSOCIATION
Official Form #103
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Daniel H. Swift, 108 North Madison Street, PO Box 207, Manchester, IA 52057, Phone:
(563) 927-4901

Taxpayer Information: (Name and complete address)

John W. Peyton III/Ruth L. Peyton, 735 E. Union Street, Manchester, IA 52057

Return Document To: (Name and complete address)

~~John W. Peyton III/Ruth L. Peyton, 735 East Union Street, Manchester, IA 52057~~

Grantors:

Mary L. Swift

Grantees:

John W. Peyton III
Ruth L. Peyton

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED - JOINT TENANCY

For the consideration of One and 00/100 (\$1.00) Dollar(s) and other valuable consideration,
Mary L. Swift, a single person,

do hereby Convey to
John W. Peyton III and Ruth L. Peyton, 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 One (1) of Tower Heights Addition to Manchester, Iowa, according to plat recorded in Book 2
Plats, Page 100

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.

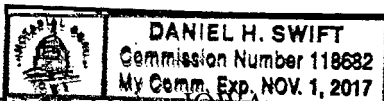
Dated: 2/8/15

Mary L. Swift
Mary L. Swift (Grantor)

(Grantor)

(Grantor)

(Grantor)



STATE OF IOWA COUNTY OF DELAWARE

This record was acknowledged before me this 8 day of Feb, 2015, by
Mary L. Swift

[Signature]
Signature of Notary Public