

Recorded: 3/12/2015 at 11:08:32.0 AM  
Fee Amount: \$17.00  
Revenue Tax: \$143.20  
Delaware County, Iowa  
DEBORAH PEYTON, RECORDER  
BK: 2015 PG: 572

DOV #72 REV #76

Entered for taxation 13<sup>th</sup> day  
of March A.D. 2015  
Carol A. Baker Auditor  
By S. H. Hebrard Deputy



**WARRANTY DEED**  
THE IOWA STATE BAR ASSOCIATION  
Official Form #101  
**Recorder's Cover Sheet**

**Preparer Information:** (Name, address and phone number)

Steven E. Carr, 117 S. Franklin Street, PO Box 333, Manchester, IA 52057, Phone:  
(563) 927-4164

**Taxpayer Information:** (Name and complete address)

Nicholas B. Geuther, 921 N Franklin Street, Manchester, Iowa 52057

**Return Document To:** (Name and complete address)

Nicholas B. Geuther, 921 N Franklin Street, Manchester, Iowa 52057

**Grantors:**

Angela S. Rave  
Jered J. Rave

**Grantees:**

Nicholas B. Geuther

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



### WARRANTY DEED

For the consideration of \$90,000.00 Dollar(s) and other valuable consideration,  
Angela S. Francois n/k/a Angela S. Rave and Jered J. Rave, wife and husband  
do hereby Convey to Nicholas B. Geuther, A SINGLE PERSON

the following described real estate in Delaware County, Iowa:  
Lot Six (6) of the Subdivision of part of the North one-half (N½) of the Southeast Quarter (SE¼) and the  
South one-half (S½) of the Northeast Quarter (NE¼) of Section Twenty Nine (29), Township Eighty Nine  
(89) North, Range Five (5), West of the Fifth P.M., according to plat recorded in Book A Plats, Page 6

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: 2-10-15

Angela S. Rave  
Angela S. Rave (Grantor)

Jered J. Rave  
Jered J. Rave (Grantor)

\_\_\_\_\_  
(Grantor)

\_\_\_\_\_  
(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me this 10 day of March, 2015, by Angela S.  
Rave and Jered J. Rave

Teresa Turnis  
Signature of Notary Public

