

Recorded: 8/13/2018 at 1:29:43.0 PM
Fee Amount: \$17.00
Revenue Tax: \$119.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2018 PG: 2282
Rev. Stamp# 323 DOV# 346

Entered for taxation 14th day
of August A D 2018
Charles K. Backer, Auditor
By P. Hillebrand, Deputy



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, IA 52057, Phone:
(563) 927-4164

Taxpayer Information: (Name and complete address)

Sean Hay, 139 Clara Avenue, Manchester, IA 52057

Return Document To: (Name and complete address)

Sean Hay, 139 Clara Avenue, Manchester, IA 52057

Grantors:

Mitchell W. Tanner
Emily Tanner

Grantees:

Sean Hay

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

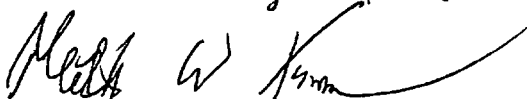
For the consideration of \$75,000.00 Dollar(s)
and other valuable consideration, Mitchell W. Tanner and Emily Tanner, husband and wife
Sean Hay do hereby Convey to

the following described real estate in

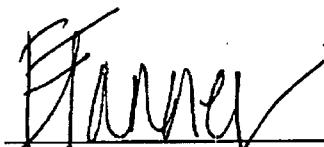
Delaware County, Iowa: That part of Lot Three (3) of the Subdivision of Lot Nine (9) of the Subdivision of the North one-half (N½) of the Southeast Quarter (SE¼) and the South one-half (S½) of the Northeast Quarter (NE¼) according to plat recorded in Book A Plats, Page 73, and of Lot Eleven (11) of the Subdivision of the North one-half (N½) of the Southeast Quarter (SE¼) and the South one-half (S½) of the Northeast Quarter (NE¼) according to plat recorded in Book A plats, Page 6, all in Section Twenty Nine (29), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., described as commencing at a point on the South line of Clara Avenue four hundred twenty seven (427.0) feet East of the East line of Franklin Street in Manchester, Iowa, and running thence East sixty seven (67.0) feet, more or less, to the Northeast corner of said Lot Three (3) of the Subdivision of Lot Nine (9), thence South parallel with the East line of Franklin Street one hundred fifty five (155.0) feet, thence West sixty seven (67.0) feet, more or less, to a point directly South of point of beginning, thence North parallel with the East line of Franklin Street one hundred fifty five (155.0) feet to the point of beginning, except that part included in the East ten-thirty ninths (10 10/39) rods of Lot Eleven (11) of said Subdivision.

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 August 9, 2018.



Mitchell W. Tanner (Grantor)



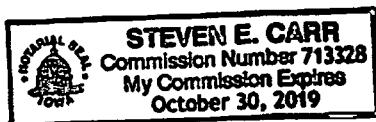
Emily Tanner (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on August 9, 2018, by Mitchell W. Tanner and Emily Tanner




Signature of Notary Public