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Date 9/27/2018 Time 2:37:09PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$66.40

Rev Stamp# 411

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

Thomas J. Hanson, 401 East Main Street, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information: (name and complete address)

Kathryn M. Mitchell, 109 Gay Street, Manchester, IA 52057

Return Document To: (name and complete address)

Kathryn M. Mitchell, 109 Gay Street, Manchester, IA 52057

Grantors:

James R. McGraw and
Diana L. McGraw

Grantees:

Kathryn M. Mitchell

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of \$42,000.00 Dollar(s) and other valuable consideration, James R. McGraw and Diana L. McGraw a/k/a Dianna L. McGraw, husband and wife do hereby Convey to Kathryn M. Mitchell the following described real estate in Delaware County, Iowa:

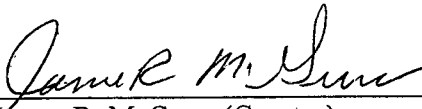
The West 52 feet of the East 106.75 feet of the North one-half (N½) of Lot 16
Burrington's Addition to Manchester, Iowa.

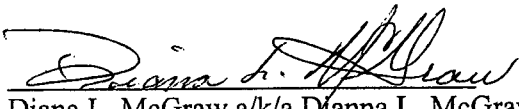
This deed is given in fulfillment of a recorded Real Estate Contract between the parties filed on January 3, 2018 in Book 2018, Page 26 of the records of the Delaware County Recorder.

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: 9-21-18


James R. McGraw (Grantor)


Diana L. McGraw a/k/a Dianna L. McGraw
(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 9-21-2018, by James R. McGraw and Diana L. McGraw.




Signature of Notary Public