

Recorded: 11/6/2018 at 2:46:16.0 PM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$223.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2018 PG: 3190



WARRANTY DEED

Return to: Alice J. Kluesner, 703D Anderson Street, Manchester, IA 52057

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

Taxpayer: Alice J. Kluesner, 703D Anderson Street, Manchester, IA 52057

For the consideration of \$139,900.00 Dollar(s) and other valuable consideration, Betty Nance and Jeffrey Nance, husband and wife

Alice J. Kluesner do hereby Convey to

the following described real estate in

Delaware County, Iowa: Unit D and the undivided one-fourth (1/4) interest in the Common Elements appurtenant to said Unit, in "Anderson Street Estates", according to Declaration of Submission to a Horizontal Property Regime and of Easements, Restrictions and Covenants for Anderson Street Estates Manchester, Iowa, recorded in Book 2005, Page 3520; same being located on Lots Two (2) and Three (3) of Tibbott's First Addition, A Subdivision of Part of Lot 5 of the Subdivision of the SW 1/4 and the S 1/2 of the NW 1/4 of Section 28, T89N, R5W of the Fifth P.M., City of Manchester, Delaware County, Iowa, according to plat recorded in Book 5 Plats, Page 54.

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.

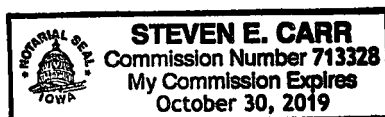
Dated on 10-31-18

Betty Nance
Betty Nance (Grantor)

Jeffrey Nance
Jeffrey Nance (Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on October 31, 2018, by Betty Nance and Jeffrey Nance



SE C
Signature of Notary Public