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Document 2018 3203 Type 03 001 Pages 1
Date 11/07/2018 Time 10:17:55AM
Rec Amt \$7.00 Aud Amt \$5.00
Rev Transfer Tax \$215.20
Rev Stamp# 477 DOV# 498

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

*622
Fidelity Bank + Trust
PO Box 277
Manassas VA
52040*

WARRANTY DEED



Return to: Sonja R. Ramirez, 1113 N 4th Street, Manchester, IA 52057

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

Taxpayer: Sonja R. Ramirez, 1113 N 4th Street, Manchester, IA 52057

For the consideration of \$135,000.00 Dollar(s) and other valuable consideration, Karmen R. Morris n/k/a Karmen R. Johannes and Craig J. Johannes, wife and husband do hereby Convey to

Sonja R. Ramirez

the following described real estate in

Delaware County, Iowa: The North one-half (N $\frac{1}{2}$) of the West one-half (W $\frac{1}{2}$) of Lot Ninety Seven (97), Henry Acers' Addition to Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 1,

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 10-30-18

Karmen R. Johannes

Karmen R. Johannes (Grantor)

Craig J. Johannes

Craig J. Johannes (Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 10-30-18, by Karmen R. Morris n/k/a Karmen R. Johannes and Craig J. Johannes.



Teresa Turnis
Signature of Notary Public