

Recorded: 11/26/2018 at 8:33:38.0 AM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$61.60
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2018 PG: 3339

WARRANTY DEED



Return to: Jeffrey S. Phillips, Jr., 307 Jasper Street, Manchester, IA 52057

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

Taxpayer: Jeffrey S. Phillips, Jr., 307 Jasper Street, Manchester, IA 52057

For the consideration of \$39,000.00 Dollar(s) and other valuable consideration, John W. Thibadeau, Jr. and Teresa M. Thibadeau, husband and wife

do hereby Convey to Jeffrey S. Phillips, Jr.

the following described real estate in Delaware County, Iowa: Lot Six Hundred Fifty Five (655), except the North eighty six (86) feet thereof, in Manchester, Iowa, according to plat recorded in Book I L.D., Pages 284-285

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.

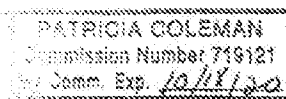
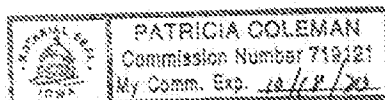
Dated on 11-21-18

John W. Thibadeau, Jr. (Grantor)

Teresa M. Thibadeau (Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 11-21-18, by John W. Thibadeau, Jr. and Teresa M. Thibadeau



Signature of Notary Public