



Book 2019 Page 308

Document 2019 308 Type 03 001 Pages 2

Date 2/13/2019 Time 12:20:57PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$133.60

Rev Stamp# 43 DOV# 43

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

Jane E. Hanson, Hanson Law Office, 401 E Main St, Manchester, Iowa 52057 Phone: (563) 927-5920

Taxpayer Information: (name and complete address)

316 Franklin St, L.L.C., c/o Ed Wulfekuhle, 108 Franklin St, Delhi, Iowa 52223

Return Document To: (name and complete address)

316 Franklin St, L.L.C., c/o Ed Wulfekuhle, 108 Franklin St, Delhi, Iowa 52223

Grantors:

Thomas J. Gatto and
Diane Gatto

Grantees:

316 Franklin St, L.L.C.

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of \$84,000.00 Dollar(s) and other valuable consideration, Thomas J. Gatto and Diane Gatto, husband and wife, do hereby Convey to 316 Franklin St, L.L.C. the following described real estate in Delaware County, Iowa:

Lots One (1), Two (2), Three (3), Four (4), Five (5), Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Eleven (11), and Lots Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), and Ten (10), Block Twelve (12), and Lots Three (3), Four (4), Five (5) and Six (6), Block Thirteen (13), and Lots One (1), Two (2), Three (3), Four (4) and Five (5), Block Fourteen (14), all in Hobbs' Addition to Delhi, Iowa, according to plat recorded in Book D L.D., Pages 516-517.

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: Feb 13, 2019.

Thomas J. Gatto
Thomas J. Gatto (Grantor)

Diane Gatto
Diane Gatto (Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on February 13, 2019, by Thomas J. Gatto and Diane Gatto, husband and wife.

Teresa Turnis
Signature of Notary Public

