



Book 2021 Page 3651

Document 2021 3651 Type 03 001 Pages 2
Date 10/18/2021 Time 12:32:34PM
Rec Amt \$12.00 Aud Amt \$5.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
(CORPORATE GRANTOR)
Recorder's Cover Sheet

Preparer Information: E Michael Carr, 117 S Franklin Street, PO Box 33, Manchester, IA 52057, Phone: 563-927-4164

Taxpayer Information: Ted D. Shelly, PO Box 160, Manchester, IA 52057 and Nancy A. Shelly, PO Box 160, Manchester, IA 52057

 **Return Document To:** E Michael Carr, 117 S Franklin Street, PO Box 33, Manchester, Iowa 52057

Grantors: Shelly Funeral Home, Inc.

Grantees: Ted D. Shelly and Nancy A. Shelly

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
(CORPORATE GRANTOR)

For the consideration of One Dollar(s) and other valuable consideration, Shelly Funeral Home, Inc., a corporation organized and existing under the laws of Iowa, does hereby Convey to Ted D. Shelly and Nancy A. Shelly, as husband and wife as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

This deed is exempt according to Iowa Code 428A.2(15).

The South Half of Lot K except the West 132 feet thereof and further excepting that part used as an extension of Butler Street on the South side thereof, Iowa Land Company's Subdivision a part of Manchester, Iowa

The Corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: October 14, 2021

Shelly Funeral Home, Inc., an Iowa corporation

By Ted D. Shelly
Ted D. Shelly, President

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on October 14, 2021,
by Ted D. Shelly, as President, of Shelly Funeral Home, Inc. a corporation.

E. Michael Carr
Signature of Notary Public

