THE IOWA STATE BAR ASSOCIATION
Official Form No. 103

08095

WILLIAM D. WERGER
HANSON & WERGER

FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

Entered for taxation 11th day of September A.D., 1996
Shawn McCaulb, Auditor
By Darla Becker, Deputy

REAL ESTATE TRANSFER TAX PAID
STAMP # 8
$ 40.80
Deborah L. Penton
By: [illegible]
8-30-96
DATE

AUDITOR FEE $ 5.00
RECORDER FEE $ 6.00

'96 AUG 30 PM 3 55
DELAWARE COUNTY IOWA
RECORDER
DEBORAH L. PENTON
BOOK 233

253-868

Return to LeRoy McQuillen
Box 163 Buchanan-Hillcrest
Masonville IA 50654

89-149

Taxpayer Information

Thomas J. Hanson	401 East Main	Manchester	927-5920
Individual's Name	Street Address	City	Phone

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED - JOINT TENANCY

For the consideration of Twenty Six Thousand ($26,000.00) Dollar(s) and other valuable consideration,

Richard J. Clemen and Mary R. Clemen, husband and wife,

do hereby Convey to

LeRoy M. McQuillen and Beverly Ann McQuillen, 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:

The West one hundred twenty five (125) feet of the North three hundred three and five-tenths (303.5) feet of the following described real estate; The East three-fourths (E 3/4) of that tract of land described as commencing at a point one (1) rod North of the Southwest corner of Lot One Hundred Three (103), Henry Acers Addition to Manchester, Iowa, thence North nineteen (19) rods to the center of the West end of the forty (40) foot street on the North side of said Lot One Hundred Three (103), thence West forty two (42) rods, one (1) foot, nine (9) inches, thence South nineteen (19) rods to the North line of a two (2) rod road on the South side of this land, thence East forty two (42) rods, one (1) foot, nine (9) inches to the point of beginning, being a part of the South one-half (S½) of the Northwest Quarter (NW¼) of Section Twenty Nine (29), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M.

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.

STATE OF Iowa,
ss:
Delaware COUNTY,

On this 30 day of August, 1996, before me, the undersigned, a Notary Public in and for said State, personally appeared Richard J. Clemen and Mary R. Clemen, husband and wife,

to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Thomas J. Hanson
Notary Public

(This form of acknowledgment for individual grantor(s) only)

Dated: August 30, 1996

Richard J. Clemen (Grantor)

Mary R. Clemen (Grantor)

(Grantor)

(Grantor)

DATE 8-30-96 BOOK 55 PAGE 233

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