THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

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

DELAWARE COUNTY IOWA
FILED
96 NOV 5 PM 3 06
DEBORAH L. PEYTON
DELAWARE CO. RECORDER

RECORDER FEE $ 6.00
AUDITOR FEE $ 5.00

Entered for taxation this 8th day of November A.D., 1996
Sharon McCabe, Auditor
By Linda Becker, Deputy

87-137

REAL ESTATE TRANSFER
TAX PAID $ 20.00
RECORDER
DATE 11/5/96 COUNTY 28

Preparer Information: E. MICHAEL CARR, ATTY. P.O. BOX 333, MANCHESTER, IA 52057, 319-927-4164

City of Ryan
P.O. Box 40
Ryan IA
52330

171-1533

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED

For the consideration of Thirteen Thousand and 00/100 ($13,000.00)-------- Dollar(s) and other valuable consideration,

Terry L. Sauser and Bonnie J. Sauser, husband and wife

do hereby Convey to

The City of Ryan, Iowa, an Iowa Municipal Corporation

the following described real estate in Delaware County, Iowa:

PARCEL A in the Northwest Quarter (NW¼) of the Northwest Quarter (NW¼) of Section Eighteen (18), Township Eighty-Seven (87) North, Range Five (5) West of the 5th P.M., Delaware County, Iowa, per Plat of Survey recorded in Book 8 Plats, Page 7 in the Office of the Delaware County Recorder.

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 5th day of November 19 96, before me, the undersigned, a Notary Public in and for said State, personally appeared Terry L. Sauser and Bonnie J. Sauser

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.

Dianne K. Foust
Dianne K. Foust
Notary Public

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

Dated: November 5, 1996

Terry L. Sauser (Grantor)

Bonnie J. Sauser (Grantor)

(Grantor)

(Grantor)

DATE 11-5-96 BOOK 137 PAGE 213

© The Iowa State Bar Association
CALFS Release 3.0 6/94