THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

William D. Werger ISBA # 8095

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

REAL ESTATE TRANSFER
TAX PAID 20
STAMP # 80
$ 20.
Deborah A Peyton
RECORDER
4-5-02
DATE
28
COUNTY

AUDITOR FEE $ 5.00
RECORDER FEE $ 6.00

BOOK 2002 PAGE 1301
DEBORAH A. PEYTON
DELAWARE CO. RECORDER

DELAWARE COUNTY IOWA
FILED
2002 AP -5 PM 3:

Entered for taxation 9th day
of April A.D. 2002
Steven McGuire Auditor
By Deb Peck Deputy
5-309

Preparer Information: William D. Werger, 401 East Main St., Manchester, IA 52057, (563) 927-5920
Individual's Name | Street Address | City | Phone

SPACE ABOVE THIS LINE FOR RECORDER

Address Tax Statement: City of Masonville P.O. Box 91 Masonville IA 50654

WARRANTY DEED

For the consideration of Thirteen thousand, three hundred and twenty ($13,320) Dollar(s) and other valuable consideration,
Le Roy M. McQuillen and Beverly Ann McQuillen, husband and wife

do hereby Convey to
CIty of Masonville, Iowa

the following described real estate in Delaware County, Iowa:

The East 431.63 feet of Lot 49, Stevens Addition to the City of Masonville, Delaware County, Iowa as shown on plat of survey recorded on February 27, 2002 in Book 2002, Page 712, Delaware County records.

Grantor retains the right to hook up tile lines to sewer lines running through the above property at any time to service adjoing farm property owned by Grantor. Grantee shall reconnect any tile lines that are disconnected during construction at Grantee's cost. Grantor shall have the right to repurchase any property not needed for the sewer project by giving Grantee notice within 60 days of notice from Grantee to Grantor that said property is not needed. The price of the land pursuant to this option shall equal $2,500 per acre.

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 2nd day of April, 2002, before me, the undersigned, a Notary Public in and for said State, personally appeared Le Roy M. McQuillen and Beverly Ann McQuillen, 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.

Terri L. Philgreen
Notary Public

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

TERRI L. PHILGREEN
COMMISSION # 703495
MY COMMISSION EXPIRES
06-05-03

Dated: April 2, 2002

Le Roy M. McQuillen (Grantor)

Beverly Ann McQuillen (Grantor)

(Grantor)

(Grantor)

© The Iowa State Bar Association 2001
IOWADOCS®