Entered for taxation 12 day
of March A.D., 2008
Carla K. Becker, Auditor
By D. Willman, Deputy
Parcel # 370-17-00-023-00
87-77

Book 2008 Page 736

Document 2008 736 Type 03 002 Pages 2
Date 3/12/2008 Time 10:28:52AM
Rec Amt $12.00 Aud Amt $5.00

DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

QUIT CLAIM DEED

THE IOWA STATE BAR ASSOCIATION
Official Form #106
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Michael A. Bowman, 114 S. Cedar St., Monticello, IA 52310, Phone: (319) 465-5448

Taxpayer Information: (Name and complete address)
Michael A. Flannagan, 2313 297th St., Delhi, IA 52223

Return Document To: (Name and complete address)
EWF Michael A. Bowman, 114 S. Cedar St., Monticello, IA 52310, Phone: (319) 465-5448

Grantors:
Gale Flannagan
Edna Flannagan

Grantees:
Michael A. Flannagan

Legal description: See Page 2

Document or instrument number of previously recorded documents:

© The Iowa State Bar Association 2005
IOWADOCS®

THE IOWA STATE BAR ASSOCIATION Official Form No. 106	Michael A. Bowman	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

QUIT CLAIM DEED

For the consideration of One and no/100 ---- Dollar(s) and other valuable consideration,
~~Gale~~ Flannagan and Edna Flannagan, husband and wife
Gale
do hereby
Quit Claim to Michael A. Flannagan
all our right, title, interest, estate,
claim and demand in the following described real estate in Delaware County, Iowa:
An undivided 1/4 interest in:

The South one-half (S1/2) of the Northeast Quarter (NE1/4) and the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of Section Seventeen (17), Township Eighty Seven (87) North, Range Four (4), West of the Fifth P.M., except that part described as commencing four hundred fifty seven (457) feet West of the Northeast corner of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of said Section Seventeen (17), thence West one hundred ninety eight (198) feet, thence South two hundred seventy two (272) feet, thence East one hundred ninety eight (198) feet, thence North two hundred seventy two(272) feet to the point of beginning.

Deed between parents and child without actual consideration. Iowa Code 428A.2(11)

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: March 10 2007

Gale Flannagan (Grantor)

Edna Flannagan (Grantor)

(Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE
This instrument was acknowledged before me on March 10 2007, by Gale Flannagan and Edna Flannagan.

, Notary Public

MICHAEL A. BOWMAN
Commission Number 111019
My Commission Expires
6-4-07

© The Iowa State Bar Association 2007
IOWADOCS®