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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form #101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Steven E. Carr, 117 S. Franklin Street, PO Box 333, Manchester, IA 52057, Phone: (563) 927-4164

Taxpayer Information: (Name and complete address)
James Harbach, 17740 221st Street, Manchester, Iowa 52057

Return Document To: (Name and complete address)
James Harbach, 17740 221st Street, Manchester, Iowa 52057

Grantors:
Joseph A. O'Connell
Beckyjo O'Connell

Grantees:
James Harbach

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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THE IOWA STATE BAR ASSOCIATION Official Form No. 101	Steven E. Carr	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

WARRANTY DEED

For the consideration of ~~$120,000.00~~ $100,000.00 Dollar(s) and other valuable consideration, Joseph A. O'Connell and Beckyjo O'Connell, husband and wife as joint tenants with full rights of survivorship and not as tenants in common do hereby Convey to James Harbach, a single person the following described real estate in Delaware County, Iowa:

Parcel G in Lot 25 of Empire Estates Subdivision, City of Manchester, Delaware County, Iowa, according to plat recorded in Book 6 Plats, Page 191 together with easements of record.

This Deed is given in fulfillment of a Real Estate Contract dated July 27, 2000 and filed for record December 6, 2000 in Book 2000, Page 3526 in the office of the Delaware County Recorder.

Exemption #1

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.

Dated: 12/09/09

Joseph A. O'Connell (Grantor)

Beckyjo O'Connell (Grantor)

(Grantor)

(Grantor)

STATE OF WI, COUNTY OF Grant

This instrument was acknowledged before me on 9 December 2009, by Joseph A. O'Connell and Beckyjo O'Connell, husband and wife.

Notary Public

My Commission Expires 4-14-2013

SHERRI A YUTZY
Notary Public
State of Wisconsin

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