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By P. Hildebrand Deputy

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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)
William D. Werger, 303 First Avenue N.E., Waverly, IA 50677, Phone: (319) 352-1637

Taxpayer Information: (Name and complete address)
Sandra L. MacDonald, 314 N. Franklin Street, Manchester, IA 52057

Return Document To: (Name and complete address)
William D. Werger, 303 First Avenue N.E., Waverly, IA 50677, Phone: (319) 352-1637

Grantors:

Deanna D. Nurre, POA for Steven F. Nurre
Deanna D. Nurre, POA for Mary E. Nurre

Grantees:

Sandra L. MacDonald

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	William D. Werger	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

WARRANTY DEED

For the consideration of One ---------- Dollar(s) and other valuable consideration, Steven F. Nurre and Mary E. Nurre, husband and wife, by Deanna D. Nurre, their attorney in fact do hereby Convey to Sandra L. MacDonald, a single person the following described real estate in Delaware County, Iowa:

The North one-half (N 1/2) of Lot Two Hundred Eighty Four (284), and the North one-half (N 1/2) of the East twenty four (24.0) feet of Lot Two Hundred Eighty Five (285), Manchester, Iowa, according to plat recorded in Book I L.D., Page 284.

This deed is executed pursuant to, in accordance with, and in fulfillment of that certain Real Estate Contract dated March 4, 2010, and filed March 4, 2010, in Book 2010 Page 624 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.

Dated: April 19, 2013

Steven F Nurre by Deanna D. Nurre as attorney-in-fact
Deanna D. Nurre, POA for Steven F. Nurre (Grantor)

Mary E Nurre by Deanna D. Nurre as attorney in fact.
Deanna D. Nurre, POA for Mary E. Nurre (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Delaware

This instrument was acknowledged before me on April 19, 2013, by Deanna D. Nurre, who executed this deed as the voluntary act and deed of Steven F. Nurre and Mary E. Nurre, husband and wife.

KATIE PALMER
COMMISSION NUMBER 772307
MY COMMISSION EXPIRES
3-27-15

Katie Palmer
, Notary Public

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