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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 1st day
of May AD 2013
Carla K. Bachar Auditor
By P. Hilderand Deputy

Warranty Deed

(Corporate/Business Entity Grantor)
THE IOWA STATE BAR ASSOCIATION
Official Form #335
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Andrew J. McKean, 207 West Main Street, Anamosa, IA 52205, Phone: (319) 462-4361

Taxpayer Information: (Name and complete address)
Raymond and Jane Philippson, 152 W. Union St., Manchester, IA 52057

Return Document To: (Name and complete address)
Thomas J. Hanson, 401 E. Main St., Manchester, IA 52057

Grantors:
McGuire Farms, Inc.

Grantees:
Raymond Philippson and Jane Philippson, husband and wife, as tenants in common

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. 335	Andrew J. McKean	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

Warranty Deed

(Corporate/Business Entity Grantor)

For the consideration of One (1) Dollar(s) and other valuable consideration, McGuire Farms, Inc.,
a(n) corporation organized and existing under the laws of Iowa does hereby Convey to Raymond Philippson and Jane Philippson, husband and wife, as tenants in common the following described real estate in Delaware County, Iowa:
All that part of the following described property that lies South and West of the Frost Mill Road as now laid out and traveled,to wit: The Northwest Quarter (NW¼) of the Northeast Quarter (NE¼), and the West one-half (W 1/2) of the Southwest Quarter (SW¼) of the Northeast Quarter (NE¼) of Section Fourteen (14), all in Township Ninety (90) North, Range Four (4), West of the Fifth P.M.

The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: April 30, 2013

McGuire Farms, Inc.,
a(n) corporation

By Mary A McGuire
Mary A. McGuire, President/Secretary

By _____
_____, _____

STATE OF IOWA, COUNTY OF JONES

This instrument was acknowledged before me on this April 30, 2013,
by Mary A. McGuire
as President/Secretary
of McGuire Farms, Inc.

NOTARIAL SEAL IOWA
ANDREW J. McKEAN
Commission Number 188436
My Commission Expires
12/31/14

Andrew J McKean
_____, Notary Public

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