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Rev Transfer Tax $87.20
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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 2nd day
of May AD 2013
Carla K. Becker Auditor
By P. H. Deborah Deputy

WARRANTY DEED

(CORPORATE/BUSINESS ENTITY GRANTOR)
THE IOWA STATE BAR ASSOCIATION
Official Form No. 335
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)
Chad C. Leitch, O'Connor & Thomas, P.C., 700 Locust St., Ste. 200, Dubuque, IA 52001, Phone: (563) 557-8400 (kmp)

Taxpayer Information: (name and complete address)
Stephanie Grieson, 601 East Butler St., Manchester, IA 52057

~~**Return Document To:**~~ (name and complete address)
Stephanie Grieson, 601 East Butler St., Manchester, IA 52057

Grantor:
American Trust & Savings Bank

Grantee:
Stephanie Grieson

Kris Grieson

RETU
SECURITY F
205 W. S
FREEPC

LE CO.
ON
032

RETURN TO:
SECURITY FIRST TITLE CO.
205 W. STEPHENSON
FREEPORT, IL 61032

Legal Description: See Page 2

2013-1203IA

Document or instrument number of previously recorded documents: N/A

Chad C. Leitch ISBA#000003192

Warranty Deed

(Corporate/Business Entity Grantor)

For the consideration of Ten Dollars ($10.00) and other valuable consideration, American Trust & Savings Bank, an Iowa banking corporation, does hereby Convey to Stephanie Grieson, the following described real estate in Delaware County, Iowa: and Kris Grieson, Wife and Husband

THE NORTH FIFTY NINE (59) FEET OF LOT FIFTY THREE AND ONE-HALF (53 1/2) AND THE NORTH FIFTY NINE (59) FEET OF THE WEST SEVEN (7) FEET OF LOT FIFTY FOUR (54), IN THE TOWN OF BURRINGTON, DELAWARE COUNTY, IOWA, NOW THE INCORPORATED CITY OF MANCHESTER, IOWA, ACCORDING TO THE PLAT RECORDED IN BOOK F L.D., PAGES 373-375 AND BOOK H L.D., PAGES 186-188, INCLUDING EASEMENT OVER EAST FIVE (5.0) FEET OF WEST TWELVE (12.0) FEET OF NORTH FIFTY NINE (59.0) FEET OF SAID LOT FIFTY-FOUR (54) EXCEPTING AND RESERVING THE EASEMENT AS RECORDED IN BOOK 4, PAGE 405.

The grantor hereby covenants with grantee, 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 26, 2013

AMERICAN TRUST & SAVINGS BANK,
an Iowa banking corporation

By _____
Gary Keleher
Its: Senior Vice President

By _____
Peter A. Soraparu
Its: Senior Executive Vice President

STATE OF IOWA, COUNTY OF DUBUQUE

This instrument was acknowledged before me on April 26, 2013, by Gary Keleher as Senior Vice President and Peter A. Soraparu as Senior Executive Vice President of American Trust & Savings Bank, an Iowa banking corporation.

MEGAN A. McALLISTER
Commission Number 763782
My Comm. Exp. 7/8/13

_____
Notary Public