Eco Citizens State Bank
1218 W. Main St
Manchester IA 52057

Entered for taxation 10th day
of June AD 2013
Carla K. Bachar Auditor
By D. Hildebrand Deputy

Book 2013 Page 1927

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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)
Thomas J. Hanson, 401 East Main Street, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information: (Name and complete address)
Dustin J. Monaghan, 2471 150th Avenue, Manchester, IA 52057

Return Document To: (Name and complete address)
Dustin J. Monaghan, 2471 150th Avenue, Manchester, IA 52057

Grantors:
Lawrence G. Werner
Inez T. Werner

Grantees:
Dustin J. ~~Monaghan~~ Monaghan

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	Thomas J. Hanson	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

WARRANTY DEED

For the consideration of $210,000.00 Dollar(s) and other valuable consideration,
Lawrence G. Werner and Inez T. Werner, husband and wife
do hereby Convey to
Dustin J. Monaghan
the
following described real estate in Delaware County, Iowa:
Parcel 2013-34 Being Part of the Southeast Quarter of the Southeast Quarter (SE¼ of SE¼) and part of the Northeast Quarter of the Southeast Quarter (NE¼ of SE¼); all in Section 14, Township 88 North, Range 6 West of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2013, Page 1302.

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: June 4, 2013

Lawrence G. Werner (Grantor)

Inez T. Werner (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Delaware
This instrument was acknowledged before me on June 4, 2013, by Lawrence G. Werner and Inez T. Werner, husband and wife.

NOTARIAL SEAL IOWA
ROBERT J. PHILIPP
Commission Number [illegible]
MY COMM. EXP. 8-1-15

Robert J. Philipp
Notary Public

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