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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)
Ali Manson, 124 W. Howard Street, Manchester, Iowa 52057

Return Document To: (Name and complete address)
~~Ali Manson, 124 W. Howard Street, Manchester, Iowa 52057~~

PLEASE RETURN TO:
HAWKEYE ESCROW COMPANY
313 3RD AVE SE
CEDAR RAPIDS, IA 52401

Grantors:
Charles F. Gaffney
Janet A. Gaffney

Grantees:
Ali Manson

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 $91,500.00 Dollar(s) and other valuable consideration, Charles F. Gaffney and Janet A. Gaffney, husband and wife do hereby Convey to Ali Manson the following described real estate in Delaware County, Iowa:

The West sixty-six (66.0) feet of the North one hundred fifty five (155.0) feet of Lot K, Iowa Land Company's Subdivision, Manchester, Iowa, according to plat recorded in Book 4 L.D., Page 514, except a strip of land forty (40.0) feet wide on the North side thereof used as an extension of Howard Street

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: December 9, 2013

Charles F. Gaffney (Grantor)

Janet A. Gaffney (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me this 9 day of December, 2013 by Charles F. Gaffney and Janet A. Gaffney.

TERESA TURNIS
Commission Number 723636
My Comm. Exp. 7-25-2013

Signature of Notary Public

Teresa Turnis

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