Book 2015 Page 687

Document 2015 687 Type 03 001 Pages 2
Date 3/26/2015 Time 10:10:51AM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $31.20
Rev Stamp# 89 DOV# 83

DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 26th day
of March AD 2015
Carla K. Boeckner Auditor
By P. Hilgebrand Deputy

WARRANTY DEED
(CORPORATE GRANTOR)

THE IOWA STATE BAR ASSOCIATION
Official Form No. 104
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
James T. Peters, 309 1st St. E, P.O. Box 774, Independence, IA 50644, Phone: (319) 334-9992

Taxpayer Information: (Name and complete address)
City of Ryan, 405 Franklin, Ryan, IA 52330

Return Document To: (Name and complete address)
City of Ryan, 405 Franklin, Ryan, IA 52330

Grantors:
Nancy's Pit Stop, Inc.

Grantees:
City of Ryan, Iowa

Legal description: See Page 2

Document or instrument number of previously recorded documents:

© The Iowa State Bar Association 2013
IOWADOCS®

THE IOWA STATE BAR ASSOCIATION Official Form No. 104	James T. Peters	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

WARRANTY DEED
(CORPORATE GRANTOR)

For the consideration of One Dollar(s) and other valuable consideration, Nancy's Pit Stop, Inc.

a corporation organized and existing under the laws of Iowa

does hereby Convey to City of Ryan, Iowa

the following described real estate in Delaware County, Iowa:
Lot 2 of Sauser's 3rd Addition in the City of Ryan, located in the Fractional NW1/4-NW1/4 of Section 18-T87N-R5W, Delaware County, Iowa, according to plat recorded in Book 2014, Page 3000.

The Corporation 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: 3-20-15

Nancy's Pit Stop, Inc.
a(n) Iowa corporation

By Paul Yearous
Paul Yearous

By _____

STATE OF IOWA, COUNTY OF BUCHANAN

This record was acknowledged before me this 20 day of March, 2015
by Paul Yearous
as President
of Nancy's Pit Stop, Inc.

JAMES T. PETERS
COMMISSION NO. 130185
MY COMMISSION EXPIRES
JULY 18, 2016

James T. Peters
Signature of Notary Public

© The Iowa State Bar Association 2013
IOWADOCS®