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Book 2015 Page 761

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Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $146.40
Rev Stamp# 99 DOV# 95

DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 6th day
of April AD 2015
Carla K. Becker Auditor
By P. Hildebrand Deputy

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)
Keuter Contracting, Inc., 17938 221st Street, Manchester, Iowa 52057

Return Document To: (Name and complete address)
Keuter Contracting, Inc., 17938 221st Street, Manchester, Iowa 52057

Grantors:
Richard D. McDowell

Grantees:
Keuter Contracting, Inc.

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 $92,000.00 Dollar(s) and other valuable consideration, Richard D. McDowell a/k/a Richard McDowell, a single person do hereby Convey to Keuter Contracting, Inc. the following described real estate in Delaware County, Iowa:

That part of Lot Nine Hundred Forty (940), Manchester, Iowa, according to plat recorded in Book I L.D., Page 284, and of the Southwest Quarter (SW¼) of the Northwest Quarter (NW¼) of Section Thirty Two (32), Township Eighty Nine (89) North, Range Five (5), West of the Fifth Principal Meridian described as commencing at a point on the West line of South Fifth Street that is five hundred thirteen (513.0) feet South of the Northeast corner of Lot One (1) of Paxson's Addition to Manchester, Iowa, and running thence South on the East line of said Lot Nine Hundred Forty (940), said line being also the West line of South Fifth Street, a distance of two hundred nineteen and six-tenths (219.6) feet, more or less, to a point which is four hundred seventeen and five-tenths (417.5) feet North of the Southeast corner of said Lot Nine Hundred Forty (940), thence running West one hundred fifty (150.0) feet, thence North two hundred nineteen and six-tenths (219.6) feet, more or less, to a point directly West of the point of beginning, thence East one hundred fifty (150.0) feet to the point of beginning.

Grantor retains a perpetual access easement across the South 70' of the real estate conveyed herein for the benefit of the owners of Lot 3 and Lot 4 Manchester Enterprises - McDowell Subdivision according to plat recorded in Book 2011, Page 2139

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: April 1, 2015

Richard D. McDowell (Grantor)

(Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me this 1st day of April, 2015, by Richard D. McDowell.

STEVEN E. CARR
Commission Number 713328
My Commission Expires
October 30, 2016

Signature of Notary Public

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