Book 2015 Page 769

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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 6th day
of April AD 2015
Carolyn Barker, Auditor
By S. Hildebrand, Deputy

WARRANTY DEED
(Joint Tenancy)

THE IOWA STATE BAR ASSOCIATION
Official Form #103
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)
Mark Kolka, 500 Belknap Street, Ryan, Iowa 52330

Return Document To: (Name and complete address)
EW Mark Kolka, 500 Belknap Street, Ryan, Iowa 52330
P.O. Box #186

Grantors:
Vincent J. Keegan

Grantees:
Mark Kolka
Dee Kolka

Legal description: See Page 3

Document or instrument number of previously recorded documents:

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THE IOWA STATE BAR ASSOCIATION Official Form No. 103	Thomas J. Hanson	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

WARRANTY DEED - JOINT TENANCY

For the consideration of $20,000.00 Dollar(s) and other valuable consideration, Vincent J. Keegan, a single person do hereby Convey to Mark Kolka and Dee Kolka, husband and wife as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Delaware County, Iowa:

See attached legal description.

This deed is given in fulfillment of a recorded Real Estate Contract between the parties filed May 3, 2010 in Book 2010, Page 1301. Exemption 1 applies.

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 2, 2015

Vincent J. Keegan (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me this 2nd day of April 2015, by Vincent J. Keegan, a single person.

Signature of Notary Public

THOMAS J. HANSON
Commission Number 115040
My Commission Expires
September 22, 2016

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KEEGAN LEGAL DESCRIPTION – PARCEL # 700-00-02-072-00

That part of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of Section Thirteen (13), Township Eighty-Seven (87) North, Range Six (6), West of the Fifth P.M., described as commencing at a point twenty (20.0) feet west of the Southwest corner of Block Eighteen (18) of the recorded plat of Ryan, Iowa, and running north three hundred thirty (330) feet, thence west six hundred sixty (660) feet, thence south three hundred thirty (330) feet, thence east six hundred sixty (660) feet, to place of beginning; also commencing four hundred sixty two (462) feet south of the Southwest corner of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section Thirteen (13), Township Eighty-Seven (87) North, Range Six (6), West of the Fifth P.M., thence south three hundred thirty (330) feet, thence east six hundred sixty (660) feet, then north three hundred thirty (330) feet, thence west six hundred sixty (660) feet to point of beginning, EXCEPT that part lying within Keegan's Subdivision to Ryan, Iowa, according to Survey and Plat recorded in Book 2, Page 162.

and

Lots 8, 9, 10 and 11 of Keegan's Subdivision to Ryan, Iowa, being part of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of Section Thirteen (13), Township Eighty-Seven (87) North, Range Six (6), West of the Fifth P.M., in the Town of Ryan, Delaware County, Iowa, according to Survey and Plat recorded in Book 2, Page 162.