Book 2015 Page 829

Document 2015 829 Type 03 001 Pages 2
Date 4/10/2015 Time 9:57:22AM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $70.40
Rev Stamp# 106 DOV# 104

DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 13th day
of April AD 2015
Auditor
By Deputy

Ryan Taylor
P.O. Box 179
Manchester IA 52057

WARRANTY DEED
(CORPORATE GRANTOR)

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

Preparer Information: (Name, address and phone number)
Mary Lou Tracey, 105 N. Franklin St., P.O. Box 279, Manchester, IA 52057, Phone: (563) 927-4925

Taxpayer Information: (Name and complete address)
Ryan M. Taylor and Elisabeth R. Taylor, 1217 North Fourth Street, Manchester, Iowa 52057

Return Document To: (Name and complete address)
Ryan M. Taylor and Elisabeth R. Taylor, 1217 North Fourth Street, Manchester, Iowa 52057

Grantors:
Riverland Development Corporation

Grantees:
Ryan M. Taylor
Elisabeth R. Taylor

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	Mary Lou Tracey	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

WARRANTY DEED
(CORPORATE GRANTOR)

For the consideration of 44,500.00 Dollar(s) and other valuable consideration, Riverland Development Corporation

a corporation organized and existing under the laws of Iowa

does hereby Convey to Ryan M. Taylor and Elisabeth R. Taylor, 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:
Lots Five (5) and Six (6) of Tanglewood Subdivision - Plat No. 3, City of Manchester, Delaware County, Iowa, according to plat recorded in Book 2005, Page 1095.

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: March 16, 2015

Riverland Development Corporation
a(n) Iowa corporation

By Gary J. Lynch
Gary J. Lynch, President

By _____

STATE OF IOWA, COUNTY OF DELAWARE
This record was acknowledged before me this 25th day of March, 2015,
by Gary J. Lynch
as President
of Riverland Development Corporation.

BARBARA K. SAILER
Commission Number 194508
My Commission Expires
1-26-16

Barbara K. Sailer
Signature of Notary Public

© The Iowa State Bar Association 2013
IOWADOCS®