Book 2015 Page 1042

Document 2015 1042 Type 03 001 Pages 2
Date 4/30/2015 Time 2:11:32PM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $359.20
Rev Stamp# 125 DOV# 125

DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 30th day
of April AD 2015
Carla K. Bowhe Auditor
By P. H. Deborah Deputy

Eo
Citizens State Bank
P.O. Box 137
Manmouth IA 52305

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:
William S. Vernon
SIMMONS PERRINE MOYER BERGMAN PLC
115 Third Street SE, Suite 1200
Cedar Rapids, IA 52401
Phone (319)366-7641

Taxpayer Information:
Patrick Freiburger, Sr., 3099 230th Avenue, Hopkinton, IA 52236

Return Address:
William S. Vernon
SIMMONS PERRINE MOYER BERGMAN PLC
115 Third Street SE, Suite 1200
Cedar Rapids, IA 52401
Phone (319)366-7641

Grantor:
Nichole Freiburger **A/K/A NICHOLE ANN FREIBURGER**

Grantee:
Patrick Freiburger, Sr.
aka Patrick J. Freiburger Sr.

Legal Description: See description in deed

Document or instrument number if applicable:

WARRANTY DEED

For the consideration of one Dollar(s) and other valuable consideration, Nichole Freiburger, a single person ("Grantor") does hereby convey to Patrick Freiburger, Sr. * ("Grantee") all interest she holds in the following described real estate in Delaware County, Iowa:

*aka Patrick J. Freiburger Sr.

The Southeast Quarter (SE1/4) of the Northwest fractional Quarter (NWfr1/4), and the Southwest Quarter (SW1/4) of the Northeast fractional Quarter (NEfr1/4), and the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4), and the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of Section Two (2), Township Eighty Seven (87) North, Range Five (5), West of the Fifth P.M.

Including all right , title and interest in the installment sale contract ("Contract") recorded May 20,1982 in Book 111, L.D., Page 182 in the office of the Recorder of Delaware County Iowa SUBJECT TO the rights of the public in all highways and to all easements and restrictive covenants of record ("Real Estate").

The Grantor hereby covenants with Grantee, and successors in interest, that she holds the Real Estate by title in fee simple subject to the Contract above stated; that she 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 unpaid Contract and real estate taxes which Grantee assumes; and she 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 acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminie gender, according to the context.

Dated April 24, 2015.

Nichole Freiburger

Nichole Freiburger **A/K/A NICHOLE ANN FREIBURGER**

This instrument was acknowledged before me on April 24th, 2015 by Nichole Freiburger, a single person.

LAURA S. HALWEG
Commission Number 774916
My Comm. Exp. 9-21-2015

Laura S. Halweg

Notary Public – State of Iowa
My commission expires 9-21-2015

1986261