Recorded: 6/15/2015 at 9:11:53.0 AM
Fee Amount: $17.00
Revenue Tax: $172.00
Delaware County, Iowa
DEBORAH PEYTON, RECORDER
BK: 2015 PG: 1493
REV #179 DOV #183

Entered for taxation 17th day
of June AD 2015
Carla K. Bockes, Auditor
By R. H. Eggard, Deputy

Legal Description on Page 2

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Return To: Joseph Finnegan, 128 Hubbard St., Colesburg, IA 52035
Preparer: Kimberly Lange, PO Box 10, Edgewood, IA 52042, (563) 928-7099
Taxpayer: Joseph Finnegan, 128 Hubbard St., Colesburg, IA 52035

WARRANTY DEED - JOINT TENANCY

For the consideration of $108,000.00 Dollar(s) and other valuable consideration, Breanna Clute, single AKA Breanna B. Clute do hereby Convey to Joseph D. Finnegan and Emily C. Finnegan, 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 1 in Addendum

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: 6-12-15

Breanna Clute aka Breanna B. Clute (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE
This record was acknowledged before me this 12th day of June, 2015, by Breanna Clute

JEFFRY M. LARSON
Commission No. 735225
My Commission Expires 11-2-16

Signature of Notary Public

(This form of acknowledgment for individual grantor(s) only)

Addendum

1. That part of the South one-half (S 1/2) of the Northeast Quarter (NE 1/4) of Section Four (4), Township Ninety (90) North, Range Three (3), West of the Fifth P.M. described as commencing at a point three hundred seventy one and three-tenths (371.3) feet East of the Southeast corner of Lot One (1) of McNamees South Addition to the Town of Colesburg, Iowa, running thece East one hundred twenty nine (129.0) feet, thence North one hundred fifty six and six-tenths (156.6) feet, thence West one hundred twenty nine (129.0) feet, thence South one hundred fifty six and six-tenths (156.6) feet to the point of beginning.