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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

SPECIAL WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form #105
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Henry E. Nathanson, PO Box 74210, Cedar Rapids, IA 52407-4250, Phone: (319) 366-1000

Taxpayer Information: (Name and complete address)
John M. Hinrichs, 344 20th St SE, Cedar Rapids, IA 52403

Return Document To: (Name and complete address)
Henry E. Nathanson, PO Box 74210, Cedar Rapids, IA 52407-4250, Phone: (319) 366-1000

Grantors:
Deborah McGraw
Randy McGraw

Grantees:
John M. Hinrichs
Brian Hall
Brett Hall
Jennifer Hall Gonzalez

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. 105	Henry E. Nathanson	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

SPECIAL WARRANTY DEED

For the consideration of one ($1.) Dollar(s) and other valuable consideration, Deborah McGraw and Randy McGraw, wife and husband

do hereby Convey to An undivided one-half interest to John M. Hinrichs, and an undivided one-half interest to Brian Hall, Brett Hall, and Jennifer Hall Gonzalez

the following described real estate in Delaware County, Iowa:

The West one-half of the Southwest Quarter (W½ SW¼) of Section 35, all in Township 87 North, Range 6, West of the 5th P.M., located in Delaware County, Iowa

Grantor disclaims any right, title or interest in the above-described premises.

This deed is exempt according to Iowa Code 428A.2(21).

Grantors do Hereby Covenant with Grantees and successors in interest to Warrant and Defend the real estate against the lawful claims of all persons claiming by, through or under them, 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: 12-12-14

Deborah J. McGraw 12/12/14
Deborah McGraw (Grantor)

Deborah J. McGraw
(Grantor)

Randy McGraw 12/12/14
RANDY McGRAW (Grantor)

Randy McGraw
(Grantor)

STATE OF IOWA, COUNTY OF LINN

This record was acknowledged before me this 12 day of December, 2014, by Deborah McGraw and Randy McGraw, wife and husband.

Ann M Hermsen
Signature of Notary Public

NOTARIAL SEAL IOWA
ANN M. HERMSEN
Commission Number 761332
My Commission Expires
1/5/2016

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