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of June AD 2015
Carla K. Becher Auditor
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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form #101
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)
Jean Ann Lee, 106 E Butler Street, Manchester, IA 52057

Return Document To: (Name and complete address)
Jean Ann Lee, 106 E Butler Street, Manchester, IA 52057

Grantors:
O'Reilly 106 LLC

Grantees:
Jean Ann Lee

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. 101	Thomas J. Hanson	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

WARRANTY DEED

For the consideration of $69,000.00 Dollar(s) and other valuable consideration,
O'Reilly 106 LLC, an Iowa Limited Liability Company
do hereby Convey to Jean Ann Lee
the following described real estate in Delaware County, Iowa:
The West fifty seven (57) feet of Lot Twenty Three (23), Manchester, Iowa, according to plat recorded in Book I L.D., Pages 284-285.

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: June 16, 2015

O'Reilly 106 LLC

Joanne M. O'Reilly Manager

By: Joanne M. O'Reilly - Sole Member and Manager (Grantor) _____ (Grantor)

_____ (Grantor) _____ (Grantor)

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me this 16 day of June, 2015, by Joanne M. O'Reilly - Sole Member and Manager of O'Reilly 106 LLC.

NOTARIAL SEAL IOWA
MARY KAY STARKS
Commission Number 773649
My Commission Expires
June 29, 2015

Mary Kay Starks
Signature of Notary Public

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