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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

# WARRANTY DEED
## (Joint Tenancy)

THE IOWA STATE BAR ASSOCIATION
Official Form #103
**Recorder's Cover Sheet**

**Preparer Information:** (Name, address and phone number)
E. Michael Carr, 117 S. Franklin Street, PO Box 333, Manchester, IA 52057, Phone: (563) 927-4164

**Taxpayer Information:** (Name and complete address)
Thomas P. Gaffney, 4470 Dunn Avenue, Marion, Iowa 52302

**Return Document To:** (Name and complete address)
E. Michael Carr, 117 S. Franklin Street, PO Box 333, Manchester, IA 52057

**Grantors:**
Michael V. Gaffney

**Grantees:**
Thomas P. Gaffney
Catherine J. Gaffney

**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. 103 | E. Michael Carr | FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER |
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# WARRANTY DEED - JOINT TENANCY

For the consideration of $5,000.00 Dollar(s) and other valuable consideration, Michael V. Gaffney, a single person do hereby Convey to Thomas P. Gaffney and Catherine J. Gaffney, 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:

Part of the Southeast Quarter of the Southeast Quarter (SE¼-SE¼) and part of the Southwest Quarter of the Southeast Quarter (SW¼-SE¼); all in Section Eighteen (18) Township Eighty-seven (87) North, Range Six (6) West of the Fifth Principal Meridian, Delaware County, Iowa, containing 3.00 acres more or less, subject to county road easements of record, more particularly described by metes and bounds as follows:Commencing at the Southeast Corner of Section 18, T87N, R6W of the 5th P.M.; thence N 88°-25'-42" W 1160.00 feet along the southerly line of the SE¼ of said Section 18 to the Point of Beginning; thence N 88°-25'-42" W 531.25 feet along the southerly line of said SE¼ which is along the approximate centerline of a Delaware County road; thence N 01°-34'-18" E 246.00 feet; thence S 88°-25'-42" E 531.25 feet; thence S 01°-34'-18" W 246.00 feet to the Point of Beginning. Said described parcel containing 3.00 acres more or less subject to county road easements of record. The easterly line of the NE¼ of Section 19, T87N, R6W, 5th P.M. is assumed to bear N 00°-00'-00" E.

This deed is given subject to a life use given to Henry K. Haren in the Will of Mary Ann Haren.

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: 06/03/15

Michael V. Gaffney (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF ARIZONA, COUNTY OF MARICOPA

This record was acknowledged before me this 3rd day of June, 2015, by Michael V. Gaffney.

AMY PETERSON
Notary Public - Arizona
Maricopa County
My Commission Expires
November 30, 2017

Signature of Notary Public

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