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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:
Patrick J. 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

WARRANTY DEED - JOINT TENANCY

For the consideration of $5,000.00 Dollar(s) and other valuable consideration, Patrick J. 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 0l°-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: 6/2/2015

Patrick J. Gaffney (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Linn

This record was acknowledged before me this 2nd day of June, 2015, by Patrick J. Gaffney.

Signature of Notary Public

KAREN POOL
Commission Number 702011
My Commission Expires
March 1, 2018

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