Ent. Marc Casey
129 1st Ave E
Oyersville, IA 52040

Entered for taxation 10th day
of August AD 2015
Carla K. Bowles Auditor
By P. Hildebrand Deputy

Book 2015 Page 2087

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED JOINT TENANCY

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)
Chad C. Leitch, O'Connor & Thomas, P.C., 700 Locust St., Ste. 200, Dubuque, IA 52001, Phone: (563) 557-8400 (kmp)

Taxpayer Information: (name and complete address)
Matthew A. Mensen and Angela M. Mensen, 27580 219th Street, Earlville, IA 52041

Return Document To: (name and complete address)
Matthew A. Mensen and Angela M. Mensen, 27580 219th Street, Earlville, IA 52041

Grantors:
Richard J. Eudaley and Debra A. Eudaley

Grantees:
Matthew A. Mensen and Angela M. Mensen

Legal Description: Page 2

Document or instrument number of previously recorded documents:

Chad C. Leitch, Attorney

WARRANTY DEED - JOINT TENANCY

For the consideration of Ten Dollars ($10.00) and other valuable consideration, Richard J. Eudaley and Debra A. Eudaley, his spouse, do hereby Convey to Matthew A. Mensen and Angela M. Mensen, 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:

> Lot Two (2), Block One (1) of the Subdivision of Lot Two (2) of Timbergate Subdivision in Section Thirty Six (36), Township Eighty Nine (89) North, Range Four (4), West of the Fifth Principal Meridian in Delaware County, Iowa, according to plat recorded in Book 4 Plats, Pages 65-67.

Grantor does Hereby Covenant with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that he has 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 grantor Covenants 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: Aug. 3, 2015

Richard J. Eudaley

Richard J. Eudaley (Grantor)

Debra A. Eudaley

Debra A. Eudaley (Spouse)

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me this 3rd day of August, 2015, by Richard J. Eudaley and Debra A. Eudaley.

NOTARIAL SEAL IOWA

JANET M. SCHERBRING
COMMISSION # 184062
MY COMMISSION EXPIRES
4/10/17

Janet M. Scherbring

Signature of Notary Public