Ew Citizens State Bank
1318 W. Main St
Manchester IA 52057

Entered for taxation 9th day
of September A D 2015
Sarah Barker Auditor
By D. H. Rebscock Deputy

Book 2015 Page 2446

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

©THE IOWA STATE BAR ASSOCIATION Official Form No. 101 - August 2013	Thomas J. Hanson	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

Return To: Richard E. McMahon, 236 Winslow Drive, Manchester, Iowa 52057
Preparer: Thomas J. Hanson, 401 E Main Street, Manchester, IA 52057, Phone: (563) 927-5920
Taxpayer: 236 Winslow Drive, Manchester, Iowa 52057

WARRANTY DEED

For the consideration of 1.00 Dollar(s) and other valuable consideration, Gregory K. Bahls and Jessica S. Bahls, husband and wife do hereby Convey to Richard E. McMahon and Julia A. McMahon as tenants in common the following described real estate in Delaware County, Iowa:

The South seventy four (74.0) feet of the North seventy seven (77.0) feet of the East one hundred twenty four (124.0) feet of Lot Eighty Five (85) of Henry Acers' Addition to Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 1.

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: September 4, 2015

Gregory K. Bahls (Grantor)

Jessica S. Bahls (Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me this 4th day of September, 2015, by Gregory K. Bahls and Jessica S. Bahls, husband and wife.

THOMAS J. HANSON
Commission Number 115040
My Commission Expires
September 22, 2016

Signature of Notary Public

(This form of acknowledgment for individual grantor(s) only)