Entered for taxation 23rd day
of September AD 2015
Carol K. Bacher, Auditor
By [illegible], Deputy

Recorded: 9/22/2015 at 1:28:55.0 PM
Fee Amount: $17.00
Revenue Tax: $23.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2015 PG: 2576

WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form #101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Daniel H. Swift, 108 N. Madison Street, PO Box 207, Manchester, IA 52057, Phone: (563) 927-4901

Taxpayer Information: (Name and complete address)
Nicholas R. McGraw, 1901 Highway 13, Manchester, Iowa 52057

Return Document To: (Name and complete address)
Nicholas R. McGraw, 1901 Highway 13, Manchester, Iowa 52057

Grantors:
David W. McGraw
Katherine M. McGraw

Grantees:
Nicholas R. McGraw

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	Daniel H. Swift	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

WARRANTY DEED

For the consideration of One and 00/100 ($1.00) ----- Dollar(s) and other valuable consideration, David W. McGraw and Katherine M. McGraw, husband and wife, do hereby Convey to Nicholas R. McGraw the following described real estate in Delaware County, Iowa:

Lots Forty Two (42) and Forty Three (43), Block One (1) of Sunset Beach, a Subdivision of part of Sections Seventeen (17), Eighteen (18), and Twenty (20), Township Eighty Nine (89) North, Range Five (5), West of the Fifth Principal Meridian, according to plat recorded in Book 2 Plats, Page 20; excepting rights of flowage

AND

Lots Four (4) and Five (5), Block One (1), of Sunset Beach, a Subdivision of parts of Sections Seventeen (17), Eighteen (18) and Twenty (20), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., , according to plat recorded in Book 2 Plats, Page 20; excepting rights of flowage

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 21, 2015

David W. McGraw (Grantor)

Katherine M. McGraw (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me this 21st day of September, _____, by David W. McGraw and Katherine M. McGraw, husband and wife.

DODD D. SCROGGIN
Commission Number 167888
My Commission Expires
JAN 5, 2017

Signature of Notary Public

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