Entered for taxation 12th day
of October AD 2015
Carla K. Becker, Auditor
By R. Hilleboard, Deputy

Recorded: 10/9/2015 at 12:51:49.0 PM
Fee Amount: $27.00
Revenue Tax: $155.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2015 PG: 2785
DOV #376 REV #363

WARRANTY DEED
(Several Grantors)
THE IOWA STATE BAR ASSOCIATION
Official Form No. 102
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information: (Name and complete address)
Amber L. Brown, 145 Clara Ave, Manchester, IA 52057

Return Document To: (Name and complete address)
Amber L. Brown, 145 Clara Ave, Manchester, IA 52057

Grantors:
Julia A. McMahon
Richard E. McMahon
Audrey McMahon

Grantees:
Amber L. Brown

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. 102	Jane E. Hanson	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

WARRANTY DEED
(Several Grantors)

For the consideration of $97,500.00 Dollar(s) and other valuable consideration, Richard E. McMahon and Audrey McMahon, husband and wife, and Julia A. McMahon, a single person do hereby Convey to Amber L. Brown, a single person the following described real estate in Delaware County, Iowa:

See 1 in Addendum

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: October 8, 2015

Julia A. McMahon (Grantor) (Grantor)

Richard E. McMahon (Grantor) (Grantor)

Audrey McMahon (Grantor) (Grantor)

(Grantor) (Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me this 8 day of October, 2015, by Julia A. McMahon, a single person.

TERESA TURNIS
Commission Number 723836
My Comm. Exp. 2-25-18

Signature of Notary Public

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Addendum

1. The East sixty nine (69) feet of Lot Four (4) of the Subdivision of Lot Nine (9) of the Subdivision of the North one-half (N1/2) of the Southeast Quarter (SE1/4) and the South one-half (S1/2) of the Northeast Quarter (NE1/4) of Section Twenty Nine (29), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., according to plat recorded in Book A Plats, Page 73; and the East sixty nine (69) feet of that part of Lot Eleven (11) of the Subdivision of the North one-half (N1/2) of the Southeast Quarter (SE1/4) and the South one-half (S1/2) of the Northeast Quarter (NE1/4) of Section Twenty Nine (29), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., according to plat recorded in Book A Plats, Page 6, described as commencing at the Northeast corner of said Lot Eleven (11), running thence South seventy nine (79) feet, thence West ten and ten thirty-ninths (10 10/39) rods, thence North to a point on the North line of said Lot Eleven (11) one hundred sixty eight (168) feet West of the point of beginning, thence East to the point of beginning.

STATE OF IOWA, COUNTY OF DELAWARE
This record was acknowledged before me this 8 day of October, 2015,
by Richard E. McMahon and Audrey McMahon, husband and wife.



Teresa Turnis
Signature of Notary Public

STATE OF _____, COUNTY OF _____
This record was acknowledged before me this ____ day of _____, _____,
by _____.

_____
Signature of Notary Public

STATE OF _____, COUNTY OF _____
This record was acknowledged before me this ____ day of _____, _____,
by _____.

_____
Signature of Notary Public

STATE OF _____, COUNTY OF _____
This record was acknowledged before me this ____ day of _____, _____,
by _____.

_____
Signature of Notary Public

STATE OF _____, COUNTY OF _____
This record was acknowledged before me this ____ day of _____, _____,
by _____.

_____
Signature of Notary Public