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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED

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

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

Taxpayer Information: (Name and complete address)
Bob G. Nightingale, 120 Woodland Dr, Manchester, IA 52057

Return Document To: (Name and complete address)
Bob G. Nightingale, 120 Woodland Dr, Manchester, IA 52057

Grantors:
Kathryn Ryan Guilgot

Grantees:
Bob G. Nightingale

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	Thomas J. Hanson	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

WARRANTY DEED

For the consideration of $6,000.00 Dollar(s) and other valuable consideration,
Kathryn Ryan Guilgot, a single person
do hereby Convey to Bob G. Nightingale, a single person
the following described real estate in Delaware County, Iowa:
Lot Two (2) of McIntosh 1st Addition to Manchester in N.W. 1/4, N.W. 1/4, Section 33-T89N-R5W, Delaware County, Iowa, according to plat recorded in Book 4 Plats, Page 27-32.

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 23, 2015

Kathryn Ryan Guilgot (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me this 23 day of October, 2015, by Kathryn Ryan Guilgot.

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

Signature of Notary Public

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