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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED

(Joint Tenancy)

THE IOWA STATE BAR ASSOCIATION
Official Form #103
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Steven E. Carr, 117 S. Franklin Street, PO Box 333, Manchester, IA 52057, Phone: (563) 927-4164

Taxpayer Information: (Name and complete address)
Alaina C. Turner and William B. Turner, 108 Circle Drive, Manchester, Iowa 52057

Return Document To: (Name and complete address)
~~Alaina C. Turner and William B. Turner, 108 Circle Drive, Manchester, Iowa 52057~~
WR MIDWEST SETTLEMENT, 4817 UNIVERSITY, STE D, CEDAR FALLS, IA 50613

Grantors:
Gerald F. O'Leary a/k/a Gerald Francis O'Leary
Mary Pat O'Leary

Grantees:
Alaina C. Turner
William B. Turner

Legal description: See Page 3

Document or instrument number of previously recorded documents:

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THE IOWA STATE BAR ASSOCIATION Official Form No. 103	Steven E. Carr	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

WARRANTY DEED - JOINT TENANCY

For the consideration of $80,000.00 Dollar(s) and other valuable consideration,
Gerald F. O'Leary and Mary Pat O'Leary, husband and wife
a/k/a Gerald Francis O'Leary do hereby Convey to
Alaina C. Turner and William B. Turner, 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:
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 28, 2015

Gerald F. O'Leary (Grantor)

Mary Pat O'Leary (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE
This record was acknowledged before me this 28 day of October, 2015, by
Gerald F. O'Leary and Mary Pat O'Leary.

Signature of Notary Public

TERESA TURNIS
Commission Number 723636
My Comm. Exp. 7-25-18

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Addendum

1. That part of Lots Eleven (11) and Twelve (12) of the Subdivision of the North one-half (N½) of the Southeast Quarter (SE¼) and the South one-half (S½) of the Northeast Quarter (NE¼) of Section Twenty Nine (29), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., described as commencing at a point thirty three (33.0) feet North and one hundred sixty eight and five-tenths (168.5) feet East from the Southwest corner of said Lot Twelve (12), and running thence East sixty five and one-half (65½) feet, thence North one hundred twenty (120.0) feet, thence West sixty-five and one-half (65½) feet, thence South one hundred twenty (120.0) feet to the point of beginning.

   AND

   That part of Lots Eleven (11) and Twelve (12) of the Subdivision of the North one-half (N½) of the Southeast Quarter (SE¼) and the South one-half (S½) of the Northeast Quarter (NE¼) 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 a point thirty three (33) feet North of the Southwest corner of said Lot Twelve (12), thence East one hundred sixty eight and five-tenths (168.5) feet, thence North ninety five (95) feet, thence West one hundred sixty eight and five tenths (168.5) feet, thence South ninety five (95) feet to the point of beginning, except the West ninety five (95) feet thereof.