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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)
Thomas J. Hanson, 401 E Main Street, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information: (Name and complete address)
Galen and Velda Griffin, 108 Woodland Drive, Manchester, IA 52057

Return Document To: (Name and complete address)
Galen and Velda Griffin, 108 Woodland Drive, Manchester, IA 52057

Grantors:
Kathryn Ryan Guilgot

Grantees:
Galen Griffin
Velda Griffin

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

WARRANTY DEED - JOINT TENANCY

For the consideration of $167,000.00 Dollar(s) and other valuable consideration, Kathryn Ryan Guilgot, a single person do hereby Convey to Galen Griffin and Velda Griffin, 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:

That part of the Northwest Quarter (NW¼) of the Northwest Quarter (NW¼) of Section Thirty Three (33), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., described as commencing at a point twenty (20) feet South of the Southwest corner of Lot Nine (9) of A. Love's Addition to Manchester, Iowa, thence East one hundred twenty (120) feet, thence South one hundred fifty (150) feet, thence West one hundred twenty (120) feet, thence North one hundred fifty (150) feet to the point of beginning.

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: 10-28-15

Kathryn Ryan Guilgot (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me this 28 day of October, 2015, by Kathryn Ryan Guilgot, a single person.

Teresa Turnis
Signature of Notary Public

TERESA TURNIS
Commission Number 723636
My Comm. Exp. 2-25-18

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