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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)
Timothy J. Luce, 726 West 4th Street, Waterloo, IA 50702, Phone: (319) 235-9507

**Taxpayer Information:** (Name and complete address)
Riley McDermott, 22790 263rd Street, Delhi, IA 52223

**Return Document To:** (Name and complete address)
Timothy J. Luce, 726 West 4th Street, Waterloo, IA 50702

**Grantors:**
William R. Decker

**Grantees:**
Riley McDermott

**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. 101 | Timothy J. Luce | FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER |
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# WARRANTY DEED

For the consideration of One (1) Dollar(s) and other valuable consideration, William R. Decker do hereby Convey to Riley McDermott the following described real estate in Delaware County, Iowa:
See Real Estate Description 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: 11/3/15

William R. Decker (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me this 3rd day of November, 2015, by Willaim R. Decker.

CARLA K. BECKER
Commission Number 744418
My Commission Expires
December 14, 2015

Signature of Notary Public

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# Addendum

Real Estate Description

Parcel 2015-61 - part of Lot 7B of Connolly's Riverview Addition to Delaware County, Iowa and part of the perpetual use area adjacent to said Lot 7B as shown on plat of Connolly's Riverview Addition to Delaware County, Iowa, all in Section Thirty (30), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa; containing a total of 0.10 acres more or less, subject to easements, reservations, restrictions, and rights of way of record and not of record and more particularly described by metes and bounds as follows:
Commencing at the Northwest corner of the Southeast Quarter (SE 1/4 ) of the Northeast Quarter (NE 1/4 ) of Section Thirty (30), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa;
Thence South 88°56'32" East 700.64 feet along the North line of the Southeast Quarter (SE 1/4 ) of the Northeast Quarter (NE 1/4 ) of said Section Thirty (30) to the Point of Beginning;
Thence continuing along said North line South 88°56'32" East 41.85 feet to the East line of Lot 7B of Connolly's Riverview Addition to Delaware County, Iowa as recorded in Plat Book 2, Page 86 and 87 in the Office of the Delaware County Recorder;
Thence South 03°55'25" West 163.54 feet along said East line of Lot 7B;
Thence North 86°05'46" West 7.57 feet;
Thence North 08°02'48" West 165.04 feet to the Point of Beginning, containing a total of 0.10 acres more or less, subject to easements, reservations, restrictions, and rights of way of record and not of record;
The North line of the Southeast Quarter (SE 1/4 ) of the Northeast Quarter (NE 1/4 ) of Section Thirty (30), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian of Delaware County, Iowa is assumed to bear South 88°56'32" East. Per plat recorded in Bk 2015 Page 2038 WPD