Entered for taxation 3rd day
of December AD 2015
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Book 2015 Page 3260

Document 2015 3260 Type 03 001 Pages 2
Date 12/02/2015 Time 2:31:39PM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $87.20
Rev Stamp# 430

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)
Mary Lou Tracey, 105 N. Franklin St., P.O. Box 279, Manchester, IA 52057, Phone: (563) 927-4925

Taxpayer Information: (Name and complete address)
TULAF, c/o Fred Davis, 301 Manchester Avenue, Earlville, Iowa 52041

ENV **Return Document To:** (Name and complete address)
⊗ TULAF, c/o Fred Davis, 301 Manchester Avenue, Earlville, Iowa 52041

Grantors:
James R. Clifton
Constance R. Clifton

Grantees:
TULAF

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	Mary Lou Tracey	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

WARRANTY DEED

For the consideration of 55,000.00 Dollar(s) and other valuable consideration, James R. Clifton and Constance R. Clifton, husband and wife, do hereby Convey to TULAF, a partnership consisting of Frederick E. Davis and Martin J. Recker the following described real estate in Delaware County, Iowa:

Commencing at the Southeast corner of Lot Sixteen (16), and running thence North on the East line of said lot eighty three (83.0) feet, thence West on a line parallel with the North line of said Lot Sixteen (16) a distance of fifty (50.0) feet, thence South to the South line of Lot Sixteen (16), thence Easterly to the point of beginning, in Earl's North Addition to Nottingham, now Earlville, Iowa, according to plat recorded in Book 10 L.D., Page 409;

This deed is in full satisfaction of that certain contract of date April 2, 2001, and of record May 2, 2001, in Book 2001, Page 1472, Office of the Recorder of Delaware County, Iowa.

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: November 19, 2015

James R. Clifton (Grantor)

Constance R. Clifton (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me this 23rd day of November, _____, by James R. Clifton and Constance R. Clifton, husband and wife.

ELAINE MARY DIESBURG
Commission Number 177512
My Commission Expires
1-19-2016

Signature of Notary Public

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