Entered for taxation 9th day
of December AD 2015
Carol A. Becker, Auditor
By D. Hildebrand, Deputy

Book 2015 Page 3307

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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Return To: Thomas J. Hanson, 401 East Main Street, Manchester, IA 52057
Preparer: Thomas J. Hanson, 401 East Main Street, Manchester, IA 52057, Phone: (563) 927-5920
Taxpayer: Gerald T. Burke and Carol Ann Burke, 1113 Gales Avenue, Manchester, Iowa 52057

WARRANTY DEED

For the consideration of $1.00 Dollar(s) and other valuable consideration,
Gerald T. Burke and Carol Ann Burke, husband and wife
a.k.a. Carol A. Burke do hereby
Convey to Gerald T. Burke and Carol Ann Burke Revocable Trust Agreement
Dated December 9, 2015 the
following described real estate in Delaware County, Iowa:
See attached legal description - Page 2

This deed is exempt according to Iowa Code 428A.2(11).

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: December 9, 2015

Gerald T. Burke (Grantor)

Carol Ann Burke (Grantor)

STATE OF IOWA, COUNTY OF DELAWARE
This record was acknowledged before me this 9 day of December, 2015, by Gerald T. Burke and Carol Ann Burke, husband and wife.

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

Signature of Notary Public

(This form of acknowledgment for individual grantor(s) only)

Legal Description –
Gerald T. Burke and Carol Ann Burke

The North fifteen (15) feet of the South thirty nine and seven-tenths (39.7) feet of Lot Ten (10), Block One (1), Gales Subdivision to Manchester, Iowa, according to plat recorded in Book 2 Plats, Page 93.

AND

The North 26.4 feet of Lot Ten (10) and the South 52.9 feet of Lot Eleven (11), Block One (1), Gales Sub-division to Manchester, Delaware County, Iowa also described as follows: Commencing at a point which is 818.9 feet North of the South line of the North Half (N½) of the Southeast Quarter (SE¼) of the Northeast Quarter (NE¼) of Section 29, Township 89 North, Range 5, West of the 5th P.M., and 170 feet West of the West line of New Street in said City of Manchester, thence West a distance of 179.665 feet, thence North a distance of 79.3 feet, thence East a distance of 179.795 feet, thence South a distance of 79.3 feet to point of beginning.