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Document 2015 3513 Type 03 001 Pages 2
Date 12/30/2015 Time 11:01:13AM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $45.60
Rev Stamp# 464 DOV# 479

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 31st day
of December A D 2015
Carla K. Becker, Auditor
By P. Hibbard, Deputy

City of Manchester
927-3636

WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form #101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Thomas J. Hanson, 401 East Main Street, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information: (Name and complete address)
City of Manchester, c/o City Office, 208 E Main St, Manchester, IA 52057

Return Document To: (Name and complete address)
City of Manchester, c/o City Office, 208 E Main St, Manchester, IA 52057

Grantors:
M. Ruth Francois

Grantees:
City of Manchester, Iowa, an Iowa Municipal Corporation

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

WARRANTY DEED

For the consideration of $28,750.00 Dollar(s) and other valuable consideration, M. Ruth Francois, a single person do hereby Convey to City of Manchester, Iowa, an Iowa Municipal Corporation the following described real estate in Delaware County, Iowa:
Parcel 2015-40 in the SE1/4-SW1/4 & Parcel 2015-41 in the SW1/4-SE1/4, all in Section 25-T89N-R6W Delaware County, Iowa, according to plat recorded in Book 2015, Page 1530.

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 2, 2015

M Ruth Francois
M. Ruth Francois (Grantor)

(Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE
This record was acknowledged before me this 2nd day of December, 2015 by M. Ruth Francois, a single person.

NOTARIAL SEAL IOWA
SARAH R. LEONARD
Commission Number 762480
My Commission Expires
April 6, 2016

Sarah R. Leonard
Signature of Notary Public

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