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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 22nd day
of January AD 2016
Carla K. Becker, Auditor
By D. Hilebrant, Deputy

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)
Donna T. Lux, 1720 - 175th Street, Ryan, IA 52330

Return Document To: (Name and complete address)
Thomas J. Hanson, 401 East Main Street, Manchester, IA 52057

Grantors:
Donna T. Lux

Grantees:
David G. Lux

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 $1.00 Dollar(s) and other valuable consideration, Donna T. Lux, a single person do hereby Convey to David G. Lux the following described real estate in Delaware County, Iowa:

The West Half (W½) of the Northwest Quarter (NW¼), except the South 500 feet of the North 1, 098 feet of the West 600 feet of the Northwest Quarter (NW¼) of the Northwest Quarter (NW¼); the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼); the Northwest Quarter (NW¼) of the Southwest Quarter (SW¼); and the North Half (N½) of the Southwest Quarter (SW¼) of the Southwest Quarter (SW¼); all in Section 34, Township 88 North, Range 5, West of the 5th P.M., subject to highways and easements of record, together with all easements and servient estates appurtenant thereto.

-AND-

The North 219 feet of the West 879 feet of the Southwest Quarter (SW¼), Section 32, Township 88 North, Range 5, West of the 5th P.M.

Subject however to the grantor, Donna T. Lux a/k/a Madonna T. Lux retaining life use of the premises.

This is a deed between parent and child without actual consideration. Exemption 11 applies.

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: January 20, 2016

X Donna T. Lux
Donna T. Lux (Grantor)

(Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me this 20 day of January, 2016, by Donna T. Lux, a single person.

Signature of Notary Public

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

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