Entered for taxation 17th day
of February AD 2016
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Document 2016 374 Type 03 001 Pages 3
Date 2/16/2016 Time 3:34:45PM
Rec Amt $17.00 Aud Amt $5.00

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)
Thomas J. Hanson, 401 East Main Street, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information: (Name and complete address)
Robert T. Ryan, 3311 200th Avenue, Coggon, IA 52218

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

Grantors:
Tom Reilly, Jr.
Terrence M. Ryan
Lynne Ryan

Grantees:
Robert T. Ryan

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, Tom Reilly, Jr., a single person; Terrence M. Ryan and Lynne Ryan, husband and wife do hereby Convey to Robert T. Ryan the following described real estate in Delaware County, Iowa:

The West 350 feet of East 1600 feet of the North 400 feet of the Northeast Quarter (NE¼) of Section 23, Township 87 North, Range Five (5), West of the 5th P.M. in Delaware County, Iowa.

This deed is exempt according to Iowa Code 428A.2(21).

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: Feb 16, 2016

Tom Reilly, Jr. (Grantor)

Terrence M. Ryan (Grantor)

Lynne Ryan (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me this 16 day of February, 2016 by Tom Reilly, Jr., a single person.

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

Signature of Notary Public

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STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me this 16 day of February, 2016, by Terrence M. Ryan and Lynne Ryan, husband and wife.

Signature of Notary Public

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

STATE OF _____, COUNTY OF _____

This record was acknowledged before me this ____ day of _____, _____, by _____.

Signature of Notary Public

STATE OF _____, COUNTY OF _____

This record was acknowledged before me this ____ day of _____, _____, by _____.

Signature of Notary Public