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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)
B & K Properties, LLC, 20222 247th Street, Manchester, IA 52057

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

Grantors:
Kevin John Graybill, Ronda S. Graybill and
Brian James Graybill

Grantees:
B & K Properties, LLC

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, Kevin John Graybill and Ronda S. Graybill, husband and wife; and Brian James Graybill, a single person do hereby Convey to B & K Properties, LLC the following described real estate in Delaware County, Iowa:

The North one-half (N½) of Lot Twenty Eight (28), A.R. Loomis Addition to Manchester, Iowa, according to plat recorded in Book 15, L.D., Page 410; and that part of the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of Section Thirty Two (32), Township Eighty Nine (89) North, Range Five (5), West of the 5th P.M. described as commencing on the East line of Brewer Street extended in Manchester, Iowa, two hundred fifty nine and eighty-four one-hundredths (259.84) feet South of the South line of right-of-way of the Illinois Central Railroad Company, thence East eight (8) rods, thence South twenty (20.0) feet, thence West eight (8) rods, thence North twenty (20.0) feet to place of beginning.

-AND-

The North four (4) rods of Lot Two (2) of A.R. Loomis Addition to Manchester, Iowa, according to plat recorded in Book 15, L.D., Page 410.

This deed is exempt according to Iowa Code 428A.2(15).

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 25, 2016

Kevin John Graybill (Grantor)

Ronda S. Graybill (Grantor)

Brian James Graybill (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me this 25th day of February, 2016, by Kevin John Graybill and Ronda S. Graybill, husband and wife.

Signature of Notary Public

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

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STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me this 25th day of February, 2016, by Brian James Graybill, a single person.

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

Signature of Notary Public

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