Entered for taxation 18th day
of March AD 2016
Cedar K. Beeker, Auditor
By P.H. Lebakken, Deputy

Recorded: 3/17/2016 at 4:08:12.0 PM
Fee Amount: $17.00
Revenue Tax: $212.80
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2016 PG: 656
DOV # 74 REV # 80

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Return To: Scott L. Schuttlefield, 114 S. Cedar St. Monticello, IA 52310
Preparer: Scott L. Schuttlefield, 114 S. Cedar St. Monticello, IA 52310, (319) 465-5448
Taxpayer: Shawn B. Nolan and Tiffany A. Nolan, 519 Andrew St NE, Hopkinton, IA 52237

WARRANTY DEED - JOINT TENANCY

For the consideration of One and No/100 ($1.00) Dollar(s) and other valuable consideration, Joshua J. Pearce and Rachel M. Pearce, husband and wife do hereby Convey to Shawn B. Nolan and Tiffany A. Nolan, husband and wife as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Delaware County, Iowa:

See 1 in Addendum

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: March 7, 2016

Joshua J. Pearce (Grantor)

Rachel M. Pearce (Grantor)

STATE OF IOWA, COUNTY OF Jones

This record was acknowledged before me this 7th day of March, 2016, by Joshua J. Pearce and Rachel M. Pearce, husband and wife.

Signature of Notary Public

NOTARIAL SEAL IOWA

ANGELA M. McDONOUGH
Commission Number 770879
My Commission Expires
12-14-17

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

Addendum

1. The South one-half (S1/2) of that part of the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of Section Eighteen (18), Township Eighty Seven (87) North, Range Three (3), West of the Fifth P.M. described as commencing at the Northeast corner of said Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) and running thence West thirty five (35) rods, thirteen and one-fourth (13 1/4) links to the intersection of the North line of said Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) and the extended West line of Andrew Street in Williamson's Addition to Hopkinton, Iowa, thence South along the West line of said Andrew Street extended a distance of five (5) rods, fifteen and three-fourths (15 3/4) links to the point of beginning, thence South to a point on the West line of said Andrew Street extended which is five (5) rods, fifteen and three-fourths (15 3/4) links North of the Northeast corner of Lot Thirty Five (35) in Williamson's Addition to Hopkinton, Iowa, thence West twelve (12) rods, thence North to a point twelve (12) rods West of the point of beginning, thence East twelve (12) rods to the point of beginning.