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Rev Transfer Tax $143.20
Rev Stamp# 175 DOV# 171

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 27th day
of May AD 2016
Carla K. Becker, Auditor
By [illegible], Deputy

2nd Midwest Settlement Services
4817 University Ave, Suite D
Cedar Falls, IA 50613

Return Document To: Matthew M. Foy, 716 E. Main Street, Manchester, IA 52057
Preparer Information: Benjamin M. Lange, Swisher & Cohrt, P.L.C., 2300 Swan Lake Blvd., Suite 302, Independence, IA 50644, Phone: (319) 334-4488
Address Tax Statement: Matthew M. Foy, 716 E. Main Street, Manchester, IA 52057

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Brian M. Loughren and Melissa A. Loughren, husband and wife, do hereby Convey to Matthew M. Foy, a married person, the following described real estate in Delaware County, Iowa:

Lot 4 of the Subdivision of Lots 116 and 117 in the Town (now City) of Manchester, Iowa and Lots 1 and 2 in the Iowa Land Co's Addition to the said Town of Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 114.

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: 5-17-16

Brian M. Loughren (Grantor)

Melissa A. Loughren (Grantor)

STATE OF IOWA, COUNTY OF DELAWARE) ss:

This record was acknowledged before me this 17th day of May, 2016, by Brian M. Loughren and Melissa A. Loughren, husband and wife.

Barbara K Sailer
Signature of Notary Public

