Recorded: 6/14/2016 at 9:40:37.0 AM
Fee Amount: $27.00
Revenue Tax: $7.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2016 PG: 1518

Entered for taxation 15th day
of June AD 2016
Auditor
By Deputy

WARRANTY DEED - JOINT TENANCY

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Steven K. Daniels, PO Box 810, Waterloo, IA 50704, Phone: (319) 234-4471

Taxpayer Information: (Name and complete address)
Terry and Kristin Walen, 506 Prairie Ln. Gilbertville, IA 50634

Return Document To: (Name and complete address)
Steven K. Daniels, PO Box 810, Waterloo, IA 50704

Grantors:
Thomas L. McGowan
Kathy McGowan

Grantees:
Terrance A. Walen
Kristin K. Meany-Walen

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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WARRANTY DEED
JOINT TENANCY

For the consideration of One ($1.00) Dollar(s) and other valuable consideration, Thomas L. McGowan and Kathy McGowan, husband and wife Kathy McGowan is joining in this conveyance for purposes of releasing her dower interest. do hereby Convey to Terrance A. Walen and Kristin K. Meany-Walen, 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: LOT TWENTY THREE (23) OF BOGE SECOND ADDITION, PART OF LOT ONE (1) OF THE SUBDIVISION OF PART OF THE SOUTHWEST QUARTER (SW¼) OF THE NORTHEAST QUARTER (NE ¼), PART OF LOT TWO (2) OF THE SUBDIVISION OF PART OF THE NORTHEAST QUARTER (NE¼) OF THE NORTHEAST QUARTER (NE¼), ALL IN SECTION TWENTY-SIX (26), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, AND PART OF LOT TWO (2) OF THE SUBDIVISION OF PART OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHWEST QUARTER (NW¼) AND PART OF LOT TWO (2) OF THE SUBDIVISION OF PART OF THE SOUTHWEST QUARTER (SW¼) OF THE NORTHWEST QUARTER (NW¼) ALL IN SECTION TWENTY-FIVE (25), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, ACCORDING TO PLAT OF SURVEY RECORDED IN BOOK 2001, PAGE 2997 OF THE DELAWARE COUNTY RECORDS.

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 on JUNE 10, 2016

Thomas L. McGowan (Grantor)

Kathy McGowan (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF BLACK HAWK

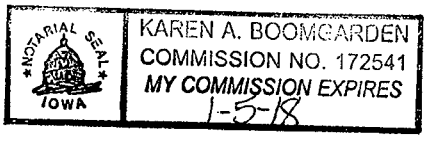
This record was acknowledged before me on JUNE 10, 2016, by Thomas L. McGowan, a married person

STEVEN K. DANIELS
COMMISSION NO. 120342
MY COMMISSION EXPIRES
7/27/16

Signature of Notary Public

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STATE OF IOWA, COUNTY OF BLACK HAWK
This record was acknowledged before me on June 7, 2016, by Kathy McGowan, a married person.



Karen A. Boomgarden
Signature of Notary Public

STATE OF _____, COUNTY OF _____
This record was acknowledged before me on _____, by _____.

_____
Signature of Notary Public

STATE OF _____, COUNTY OF _____
This record was acknowledged before me on _____, by _____.

_____
Signature of Notary Public

REPRESENTATIVE CAPACITY ACKNOWLEDGMENTS

STATE OF _____, COUNTY OF _____
This record was acknowledged before me on _____, by _____
as _____
of _____.

_____
Signature of Notary Public

STATE OF _____, COUNTY OF _____
This record was acknowledged before me on _____, by _____
as _____
of _____.

_____
Signature of Notary Public