Book 2016 Page 1788

Document 2016 1788 Type 03 001 Pages 3
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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 13th day
of July 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)
Thomas J. Hanson, 401 East Main Street, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information: (Name and complete address)
Patrick C. Maloney and Carolyn L. Maloney, 1745 220th Avenue, Manchester, IA 52057

Return Document To: (Name and complete address)
Patrick C. Maloney and Carolyn L. Maloney, 1745 220th Avenue, Manchester, IA 52057

Grantors:
Phyllis M. Helmrichs
Carolyn L. Maloney
Patrick C. Maloney
Lori Hanson
Curtis Hanson

Grantees:
Patrick C. Maloney
Carolyn L. Maloney

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 $118,900.00 Dollar(s) and other valuable consideration, Phyllis M. Helmrichs, widowed and not remarried, by Lori Hanson, POA; Carolyn L. Maloney and Patrick C. Maloney, wife and husband; and Lori Hanson and Curtis Hanson, wife and husband do hereby Convey to Patrick C. Maloney and Carolyn L. Maloney, 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: Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) of Section Eleven (11) ; North Half (N½) of the Southwest Quarter (SW¼) of Section Twelve (12) and the Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of Section Twelve (12). Township Eighty-nine (89) North, Range Six (6), West of the Fifth P.M., except Parcel 2015-25, Part of the SW 1/4 SW 1/4 of Section 12, T89N, R6W (Coffins Grove TWP) of the 5th P.M., in Delaware County, Iowa, according to plat recorded in Book 2015, Page 932.

This deed is given in fulfillment of a recorded Real Estate Contract between the parties filed December 31, 2002 in Book 2002, Page 4991. A deed was previously given in partial fulfillment of this Contract which said deed is recorded in Book 2015, Page 1388.

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 7-12-16

Phyllis Helmrichs By: Lori Hanson - POA(Grantor)

Patrick C. Maloney (Grantor)

Carolyn Maloney(Grantor)

Lori Hanson (Grantor)

Curtis Hanson (Grantor)

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on July 8, 2016, by Phyllis M. Helmrichs, widowed and not remarried by Lori Hanson, POA.

SARAH R. LEONARD
Commission Number 762460
My Commission Expires
April 6, 2019

Signature of Notary Public

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STATE OF Iowa, COUNTY OF Delaware

This record was acknowledged before me on July 12, 2016, by Carolyn L. Maloney and Patrick C. Maloney, wife and husband.

SARAH R. LEONARD
Commission Number 762480
My Commission Expires
April 6, 2019

Signature of Notary Public

STATE OF Iowa, COUNTY OF Delaware

This record was acknowledged before me on July 11, 2016, by Lori Hanson and Curtis Hanson, wife and husband.

SARAH R. LEONARD
Commission Number 762480
My Commission Expires
April 6, 2019

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