Recorded: 7/19/2016 at 11:44:05.0 AM
Fee Amount: $22.00
Revenue Tax: $367.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2016 PG: 1843
DOV #249 REV #251

Entered for taxation 20th day
of July AD 2016
Cedar N. Barker, Auditor
By R. Hellegaard, 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 E. Carr, 117 S. Franklin Street, PO Box 333, Manchester, IA 52057, Phone: (563) 927-4164

Taxpayer Information: (Name and complete address)
Matthew Zimmerman and Emily Zimmerman, 1375 210th Street, Manchester, IA 52057

Return Document To: (Name and complete address)
Matthew Zimmerman and Emily Zimmerman, 1375 210th Street, Manchester, IA 52057

Grantors:
Tina A. Maloney

Grantees:
Matthew Zimmerman
Emily Zimmerman

Legal description: See Page 3

Document or instrument number of previously recorded documents:

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WARRANTY DEED
JOINT TENANCY

For the consideration of $230,000.00 Dollar(s) and other valuable consideration, Tina A. Maloney, a single person do hereby Convey to Matthew Zimmerman and Emily Zimmerman, 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 on July 13, 2016

Tina A. Maloney (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on July 13, 2016, by Tina A. Maloney.

STEVEN E. CARR
Commission Number 713328
My Commission Expires
October 30, 2016

Signature of Notary Public

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Addendum

1. THAT PART OF THE SOUTHEAST QUARTER (SE¼) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION TWENTY SEVEN (27), TOWNSHIP EIGHTY NINE (89) NORTH, RANGE SIX (6), WEST OF THE FIFTH P.M. DESCRIBED AS COMMENCING ON THE WEST LINE OF SAID SOUTHEAST QUARTER (SE¼) OF THE SOUTHEAST QUARTER (SE¼) AT A POINT THAT IS THREE HUNDRED EIGHTY SIX (386) FEET NORTH OF THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER (SE¼) OF THE SOUTHEAST QUARTER (SE¼), SAID POINT BEING THE POINT OF BEGINNING, THENCE SOUTH THREE HUNDRED FIFTY THREE (353) FEET ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER (SE¼) OF THE SOUTHEAST QUARTER (SE¼) TO A POINT THAT IS THIRTY THREE (33) FEET NORTH OF THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER (SE¼) OF THE SOUTHEAST QUARTER (SE¼), SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF THE COUNTY ROAD, THENCE EAST ALONG SAID RIGHT-OF-WAY LINE TWO HUNDRED TEN AND FIVE-TENTHS (210.5) FEET, THENCE NORTHWESTERLY TO A POINT THAT IS TWO HUNDRED (200) FEET EAST OF THE POINT OF BEGINNING, THENCE WEST TWO HUNDRED (200) FEET TO THE POINT OF BEGINNING.