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Date 7/20/2016 Time 4:14:12PM
Rec Amt $7.00 Aud Amt $5.00
Rev Transfer Tax $20.80
Rev Stamp# 254

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 21st day
of July AD 2016
Auditor
By Deputy

WARRANTY DEED

Return to: Jane E. Hanson, 401 East Main Street, Manchester, IA 52057
Preparer: Jane E. Hanson, 401 East Main Street, Manchester, IA 52057, Phone: (563) 927-5920
Taxpayer: Joseph C. McGrane, 24213 200th Avenue, Manchester, Iowa 52057

For the consideration of $1.00 Dollar(s) and other valuable consideration, Marian V. McGrane, a single person do hereby Convey to Joseph C. McGrane the following described real estate in Delaware County, Iowa: Parcels CC and BB, Part of the Northwest Quarter of the Northwest Quarter and part of the Southwest Quarter of the Northwest Quarter all in Section 14, Township 88 North, Range 5, West of the 5th P.M., in Delaware County, Iowa, according to plat recorded in Book 2009, Page 3887.

Together with easements for ingress and egress over and across the grantor's premises to the county road, which said easement runs with the land and is bining upon the grantor, his/her heirs, successors and assigns. Grantee takes title subjet to access easement for ingress and egress over and across said Parcel BB in order to provide access to real estate lying south of the above described premises.

This deed is given in fulfillment of a recorded Real Estate Contract between the parties recorded July 2, 2010 in Book 2010, Page 2058.

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 20, 2016

Marian V. McGrane
Marian V. McGrane (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on July 20, 2016, by Marian V. McGrane, a single person.

JANE E HANSON
Commission Number 791553
My Commission Expires
August 12, 2018

Signature of Notary Public

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