Book 2016 Page 2814

Document 2016 2814 Type 03 001 Pages 1
Date 10/14/2016 Time 10:43:44AM
Rec Amt $7.00 Aud Amt $10.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 17th day
of October AD 2016
Carla K. Backer Auditor
By S. Hildebrand Deputy

Prepared by/return to:
Mark R. Van Heukelom P.O. Box 2804 (319) 363-0101
Bradley & Riley PC Cedar Rapids, IA 52406-2804 FAX (319) 363-9824

Address tax statement: Ruth A. McMahon, 109 Huggins Court, Manchester, IA 52057

WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration, RUTH A. MCMAHON, a single person, does hereby transfer and convey to RUTH A. MCMAHON, in her capacity as Trustee of the RUTH A. MCMAHON REVOCABLE TRUST dated OCTOBER 12, 2016, all of her right, title and interest in the real estate located in Delaware County, Iowa legally described as follows:

THE NORTH ¾ OF THE WEST ONE-HALF OF THE NORTHEAST QUARTER OF SECTION 16; AND THE EAST ONE-HALF OF THE SOUTHWEST QUARTER OF SECTION 9 EXCEPT THE WEST 1287 FEET OF THE SOUTH 325 FEET OF SAID EAST ONE-HALF OF THE SOUTHWEST QUARTER OF SECTION 9, ALL IN TOWNSHIP 88 NORTH, RANGE 6, WEST OF THE 5th P.M..

The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record in the office of the Recorder of Delaware County, Iowa.

This deed is exempt from transfer tax and from filing a declaration of value and groundwater hazard statement pursuant to Iowa Code Section 428A.2(21).

This Deed was prepared at the request of the Grantor, without the benefit of a title search. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Grantor does hereby covenant with Grantee, and successors in interest, that Grantor holds the real estate by title in fee simple; that he has 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 Grantor covenants to warrant and defend the real estate against 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.

Dated: October 12, 2016

Ruth A McMahon
RUTH A. MCMAHON, Grantor

STATE OF IOWA, COUNTY OF LINN ss:

This instrument was acknowledged before me on October 12, 2016, by RUTH A. MCMAHON, a single person.

MARK VAN HEUKELOM
Commission Number 785797
My Commission Expires
8-27-17

Mark V. Heukelom
Notary Public in and for said State