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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 17th day
of October AD 2016
Carla K. Becker Auditor
By R. 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:

THAT PART OF LOTS FIVE (5) AND SIX (6), BLOCK SIX (6), GALES SUBDIVISION TO MANCHESTER, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 2 PLATS, PAGE 93, DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF SAIT LOT SIX (6), AND RUNNING THENCE WEST THIRTEEN (13.0) FEET TO THE POINT OF BEGINNING, THENCE SOUTH 1° 21' EAST ONE HUNDRED THIRTY TWO (132.0) FEET, THENCE SOUTH 88° 35' WEST EIGHTY NINE (89.0) FEET, THENCE NORTH 1° 21' WEST SEVENTY SEVEN AND TWO-TENTHS (77.2) FEET, THENCE NORTH 22° 35' EAST FORTY FIVE (45.0) FEET, THENCE EASTERLY EIGHTY NINE AND THREE-TENTHS (89.3) FEET ALONG A FORTY (40.0) FOOT RADIUS CURVE CONCAVE NORTHERLY TO THE POINT OF BEGINNING.

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