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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 30th day
of January AD 2017
Carla K. Becker, Auditor
By D. Hildebrand, 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)
Gerald F. and Jo Ellen Doyle, 2266 Jefferson Road, Manchester, IA 52057

Return Document To: (Name and complete address)
Thomas J. Hanson, 401 East Main Street, Manchester, IA 52057

Grantors:
Rose Mary Doyle a/k/a Rosemary Elisabeth Doyle

Grantees:
Gerald F. Doyle
Jo Ellen Doyle

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 $1.00 Dollar(s) and other valuable consideration, Rose Mary Doyle a/k/a Rosemary Elisabeth Doyle, a single person do hereby Convey to Gerald F. Doyle and Jo Ellen Doyle, 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 attached legal description

This deed is given in fulfillment of a recorded Real Estate Contract between the parties filed February 24, 1978 in Book 103, Page 74, and Amendment to Real Estate contract filed April 21, 2005 in Book 2005, Page 1384.

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 January 24, 2017

Rose Mary Doyle a/k/a Rosemary Elisabeth Doyle (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on January 24, 2017 by Rose Mary Doyle a/k/a Rosemary Elisabeth Doyle, a single person.

NOTARIAL SEAL IOWA
THOMAS J HANSON
Commission Number 115040
My Commission Expires
September 22, 2019

Signature of Notary Public

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Legal Description
Doyle-Doyle

The South one-half (being the South Eighty acres) of the Northwest fractional quarter of Section 3, and all that part of West Half of Southwest quarter of Section 3, and all that part of West half of Southwest quarter of Section 3 lying North and East of center of road, all in Township 88 North, Range 5 West of the 5th P.M., except that portion thereof included in the following description, to-wit:

Commencing at the Northeast corner of the Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of Section Three (3), Township Eighty-Eight North, Range Five, West of the 5th P.M., thence South along the East line of said quarter-quarter section 465.0 feet, thence North 39°-48' West 416.8 feet to the point of beginning, thence North 39°-48' West 184.2 feet, thence North 50°-12' East 10.0 feet, thence North 39°-48' West 999.4 feet, thence Northwesterly 228.0 feet along a 1,075.9 feet radius curve, concave Northeasterly and tangent to the preceding course, thence North 80°-20' East 359.0 feet, thence South 3°-25' West 246.5 feet, thence South 13°-55' East 126.4 feet, thence South 39°-48' East 960.0 feet, thence South 50°-12' West 130.0 feet to the point of beginning.