Entered for taxation 13th day
of March AD 2017
Calah Bockes, Auditor
By D. Hildebrand, Deputy

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

This instrument prepared by:
J.K. Robison
Allen, Vernon & Hoskins, P.L.C.
PO Box 488
Marion, IA 52302-0488
Telephone (319)377-9441

Return Document to:
Gregory A. McSweeny
Jennifer J. McSweeny
2435 Cornerstone Court SE
Cedar Rapids, IA 52403

Name and address of person to whom property tax statement should be mailed
Gregory A. McSweeny and Jennifer J. McSweeny
2435 Cornerstone Court SE, Cedar Rapids, IA 52403

WARRANTY DEED

a/k/a
Vaughn Edward Ellison

For the consideration of One and no/100 Dollar(s) and other valuable consideration, **Vaughn E. Ellison, a single person,** does hereby Convey to **Gregory A. McSweeny and Jennifer J. McSweeny, 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, to wit:

That part of the Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) of Section Thirty (30), Township Eighty Eight (88) North, Range Four (4), West of the Fifth Principal Meridian, described as commencing at a point sixteen and six-tenths (16.6) feet West from the Northeast corner of said Northeast Quarter (NE¼) of the Southeast Quarter (SE¼), and running thence South 19° 29' West three hundred seventy nine and four-tenths (379.4) feet, thence North 44° 40' West two hundred and five-tenths (200.5) feet, thence North 86° 5' West two hundred six and three-tenths (206.3) feet to the point of beginning, thence South 10° 41' East two hundred twenty (220) feet, thence South 86° 5' East one hundred fifty (150) feet, thence North 10° 41' West two hundred twenty (220) feet, thence North 86° 5' West one hundred fifty (150) feet to the point of beginning. Subject to easements, restrictions and covenants of record

Grantor does Hereby Covenant with grantees, and successors in interest, that said 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.

STATE OF IOWA, LINN COUNTY, ss:

This record was acknowledged before me on this 8 day of March, 2017, by **Vaughn E. Ellison a single person.**

Notary Public in and for the State of Iowa
My Commission Expires: 6/26/19

J.K. ROBISON
COMMISSION NUMBER 139838
MY COMMISSION EXPIRES:
JUNE 26, 2019

DATED: 3/8, 2017

Vaughn E. Ellison