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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Kevin C. Neylan, 502 S. Hwy. 52, Suite #3, Guttenberg, Iowa 52052
(563) 252-3660, ISBA # 000004087

Taxpayer Information: (Name and complete address)
Edgewood Colesburg Community School District
409 East Street, Colesburg, Iowa 52035

Return Document To: (Name and complete address)

WD X Edgewood Colesburg Community School District
c\o Rob Bush
409 East Street, Colesburg, Iowa 52035

Grantors:	**Grantees:**
Jeffrey D. Simons	Edgewood Colesburg Community School District

Legal Description:

Document or instrument number of previously recorded documents:

Preparer Information	Kevin C. Neylan AT00005778	502 S. Hwy 52	Guttenberg	563 880 7221
	Individual's Name	Street Address	City	Phone

WARRANTY DEED

For the consideration of ONE Dollar(s) and other valuable consideration, Jeffrey D. Simons, a single person do hereby Convey to Edgewood Colesburg Community School District the following described real estate in Delaware County, Iowa:

The part of Lot Six (6) of the Subdivision of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of Section Four (4), Township Ninety (90) North, Range Three (3), West of the Fifth P.M. described as commencing at a point one hundred twenty (120.0) feet East of the Southeast corner of Lot One (1) of McNamees South Addition to the Town of Colesburg, running thence East one hundred twenty two and three-tenths (122.3) feet, thence North one hundred fifty six and six-tenths (156.6) feet, thence West one hundred twenty two and three-tenths (122.3) feet, thence South one hundred fifty six and six tenths (156.6) feet to the point of beginning, as shown on the Amended and Corrected Plat of Colesburg, Iowa, recorded in Book 1 Plats, Pages 73-86.

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: 2-1-2017

Jeffrey D. Simons (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me this 1st day of February 2017, by Jeffrey D. Simons.

Signature of Notary Public

JEFFREY G OLSON
Commission Number 781525
My Commission Expires
November 25, 2019