Recorded: 5/25/2017 at 11:02:43.0 AM
Fee Amount: $22.00
Revenue Tax: $0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2017 PG: 1478

Entered for taxation 25th day
of May A D 2017
Carla K. Becker, Auditor
By D.M. Hebrard, Deputy

After Recording Mail To:	**Mail Tax Statements To:**	**Prepared By:**
smartIDEEDS - 83253	Jean Marie Possehl	Robert J. Allen c/o Jean Marie Possehl
9041 South Pecos Road, Suite 3900 Henderson, NV 89074	6308 Biltmore Lane McKinney, TX 75071	6308 Biltmore Lane McKinney, TX 75071 Phone: (214) 551-4790

WARRANTY DEED

TITLE OF DOCUMENT

EXEMPT TRANSACTION: (21) –Transfer to Irrevocable Trust for consideration less than five hundred dollars ($500.00)

FOR THE CONSIDERATION of **LESS THAN FIVE HUNDRED DOLLARS AND NO/100 (<$500.00)**, and other valuable consideration,

Robert J. Allen and Dorothy M. Allen, husband and wife as joint tenants with full rights of survivorship, GRANTOR,

WHOSE mailing address is c/o Jean Marie Possehl, 6308 Biltmore Lane, McKinney, Texas 75071

DOES HEREBY convey to:

Jean Marie Possehl and Julie Elizabeth Becker, as Trustees of the Allen Irrevocable Trust, GRANTEE,

WHOSE mailing address is c/o Jean Marie Possehl, 6308 Biltmore Lane, McKinney, Texas 75071

ALL RIGHT TITLE AND INTEREST to the following described real estate in **Delaware** County, **Iowa**, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

MORE commonly known as: 600 East Howard Street, Manchester, Iowa 52057

Assessor's Parcel Number: 630294301200

Prior Recorded Doc. Ref.: **Warranty Deed**: Recorded **August 2, 1984**; BK **44**, PG **259**

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and easements now of record, if any.

GRANTOR does hereby covenant with GRANTEE, and successors in interest, that GRANTOR holds the real estate by title in fee simple; that GRANTOR 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 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 acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

This 1 day of May, 2017.

Robert J. Allen

Robert J. Allen

Dorothy M. Allen

Dorothy M. Allen

STATE OF Texas)

COUNTY OF Collin) ss

BARBARA PEEBLES
Notary Public, State of Texas
My Commission Expires
September 04, 2017

This instrument was acknowledged before me on 1 day of May, 2017, by **Robert J. Allen and Dorothy M. Allen**.

NOTARY STAMP/SEAL

Barbara Peebles

NOTARY PUBLIC
My Commission expires: 9-4-17

EXHIBIT "A"
LEGAL DESCRIPTION

ALL RIGHT TITLE AND INTEREST TO THE FOLLOWING DESCRIBED REAL ESTATE IN DELAWARE COUNTY, IOWA, TO WIT:

THE SOUTH ONE HUNDRED TWENTY (120) FEET OF THAT PART OF LOT THREE HUNDRED NINE (309), MANCHESTER, IOWA, ACCORDING TO PLAT RECORDED IN BOOK I L.D., PAGE 284, DESCRIBED AS COMMENCING AT THE INTERSECTION OF THE EAST LINE OF POTTER STREET EXTENDED NORTH WITH THE NORTH LINE OF EAST HOWARD STREET, RUNNING THENCE EAST ON THE NORTH LINE OF EAST HOWARD STREET A DISTANCE OF SEVENTY SIX (76.0) FEET, THENCE STRAIGHT NORTH TWO HUNDRED FIFTY (250.0) FEET TO THE SOUTH LINE OF UNION STREET, THENCE WEST SEVENTY-FIVE (75.0) FEET TO THE EAST LINE OF POTTER STREET AS EXTENDED NORTH, THENCE SOUTHERLY ALONG THE EAST LINE OF POTTER STREET (AS EXTENDED NORTH) APPROXIMATELY TWO HUNDRED FIFTY (250.0) FEET TO THE POINT OF BEGINNING.