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Entered for taxation 2nd day
of June AD 2017
Carol K. Bosker, Auditor
By D. Hildebrand Deputy

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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)
Steven E. Carr, 117 S. Franklin Street, PO Box 333, Manchester, IA 52057, Phone: (563) 927-4164

Taxpayer Information: (Name and complete address)
Ryan James McNamara, 1011 New Street, Manchester, IA 52057

Return Document To: (Name and complete address)
Ryan James McNamara, 1011 New Street, Manchester, IA 52057

Grantors:
Bryan Baldwin
Chloe Baldwin

Grantees:
Ryan James McNamara

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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WARRANTY DEED

For the consideration of $115,800.00 Dollar(s) and other valuable consideration, Bryan Baldwin and Chloe Lawson n/k/a Chloe Baldwin, husband and wife do hereby Convey to Ryan James McNamara the following described real estate in Delaware County, Iowa: Lots Twenty Five (25) and Twenty Six (26), Block Four (4), Sunnyside Addition to Manchester, Iowa, according to plat recorded in Book 1 Plats, page 141, subject to easements of record.

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 May 30, 2017.

Bryan Baldwin (Grantor)

Chloe Baldwin (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF ~~DELAWARE~~ Dubuque

This record was acknowledged before me on May 30, 2017, by Bryan Baldwin and Chloe Lawson n/k/a Chloe Baldwin.

GEORGE A. DAVIS
Commission Number 800975
My Commission Expires
December 28, 2019

Signature of Notary Public

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