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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED - JOINT TENANCY

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103
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)

Todd Brooks and Francis McEnany c/o Todd Brooks, 1130 N 2nd Street, Manchester, IA 52057

Return Document To: (Name and complete address)

Todd Brooks and Francis McEnany c/o Todd Brooks, 1130 N 2nd Street, Manchester, IA 52057

Grantors:

Kieran Devine

Grantees:

Todd Brooks
Francis McEnany

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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WARRANTY DEED
JOINT TENANCY

For the consideration of $20,000.00 Dollar(s) and other valuable consideration, Kieran Devine, a single person do hereby Convey to Todd Brooks and Francis McEnany as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Delaware County, Iowa: That part of the Southwest Quarter (SW¼) of the Northeast Quarter (NE¼) of Section Thirty Two (32), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M. described as commencing at a stone at the East Quarter corner of said Section Thirty Two (32), running thence West one thousand four hundred fifty five (1455) feet to the point of beginning, thence West two hundred forty two (242) feet to the centerline of the Maquoketa River, thence North 24° 47' West two hundred (200) feet, thence North 7° 00' West ninety eight and five tenths (98.5) feet, thence North 10° 50' East one hundred eight (108) feet, thence North 5° 05' West one hundred eighteen (118) feet, thence leaving the centerline of the Maquoketa River East three hundred twenty eight (328) feet, thence South five hundred three (503) feet to the point of beginning, except the North fourteen (14) feet thereof

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 7-14-2017

Kieran Devine(Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF Iowa, COUNTY OF Delaware

This record was acknowledged before me on July 14, 2017, by Kieran Devine.

STEVEN E. CARR
Commission Number 713328
My Commission Expires
October 30, 2019

Signature of Notary Public

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