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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)
Daniel L. Seufferlein, 4056 Glass Road NE, Cedar Rapids, IA 52402, Phone: (319) 393-9090

Taxpayer Information: (Name and complete address)
Erin N. Flanagan, 200 S. Wayne St., Manchester, IA 52057

Return Document To: (Name and complete address)
~~Erin N. Flanagan, 200 S. Wayne St., Manchester, IA 52057~~

EW
RIVER RIDGE ESCROW COMPANY
4056 GLASS ROAD NE
CEDAR RAPIDS IA 52402

Grantors:
Michael J. Flanagan

Grantees:
Erin N. Flanagan

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Michael J. Flanagan, a single person do hereby Convey to Erin N. Flanagan the following described real estate in Delaware County, Iowa:

The North one-half (N1/2) of Lot Two Hundred Fourteen (214) and the North one-half (N1/2) of the West forty six (46) feet of Lot Two Hundred Fifteen (215), Manchester, Iowa, according to plat recorded in Book I L.D., Pages 284-285.

Subject to Covenants, Conditions, Restrictions and 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 8-17-2017.

Michael J Flanagan
Michael J. Flanagan (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Linn

This record was acknowledged before me on August 17th 2017, by Michael J. Flanagan, a single person.

NOTARIAL SEAL IOWA
TRACEY L SNYDER
Commission Number 773868
My Commission Expires 7/13/18

Tracey L
Signature of Notary Public

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