GNB

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Clark Bacher, Auditor
By S. Hildebrand, Deputy

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED

(CORPORATE/BUSINESS ENTITY GRANTOR)
THE IOWA STATE BAR ASSOCIATION
Official Form No. 335
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Steven E. Carr, 117 S. Franklin Street, PO Box 333, Manchester, IA 52057, (563) 927-4164

Taxpayer Information: (Name and complete address)
Pauline R. Schaffner, 18951 171st Avenue, Manchester, IA 52057

Return Document To: (Name and complete address)
Pauline R. Schaffner, 18951 171st Avenue, Manchester, IA 52057

Grantors:
GNB Bank

Grantees:
Pauline R. Schaffner

Legal description:

Document or instrument number of previously recorded documents:

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WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of $114,500.00 Dollar(s) and other valuable consideration, GNB Bank, a(n) corporation organized and existing under the laws of Iowa does hereby Convey to Pauline R. Schaffner

the following described real estate in Delaware County, Iowa:
That part of Lots Eleven (11) and Twelve (12), Block Four (4), of Sunset Beach, a Subdivision of part of Sections Seventeen (17), Eighteen (18) and Twenty (20), Township Eighty Nine (89) North, Range Five (5), West of the Fifth Principal Meridian, according to plat recorded in Book 2 Plats, Page 20, described as commencing at the Southeast corner of said Lot Twelve (12), and running thence North along the East line of said Lot Twelve (12) a distance of sixteen and six-tenths (16.6) feet to the point of beginning, thence continuing North along said East line a distance of one hundred (100) feet, more or less, to the Northeast corner of said Lot Twelve (12), thence North 87° 41' West along the North line of said Lot Twelve (12) a distance of one hundred (100) feet, more or less, to the Northwest corner of said Lot Twelve (12), thence Southerly on the West line of said Lot Twelve (12) to the Southwest corner of said Lot Twelve (12), thence continuing South 7° 41' East a distance of eleven and four-tenths (11.4) feet, thence South 86° 16' East a distance of eighty (80) feet, more or less, to the point of beginning,

The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated on August 25, 2017.

GNB Bank, a(n) corporation

By Eric C. Anderson M.P.
Eric Anderson, Market President

By _____

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 8-25-17, by Eric Anderson

as Market President
of GNB Bank.

NOTARIAL SEAL IOWA
SARAH ELIZABETH MAURER
Commission Number 779196
My Comm. Exp. 7-2-2019

Sarah Elizabeth Maurer
Signature of Notary Public

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