Recorded: 9/18/2019 at 3:44:24.0 PM
County Recording Fee: $22.00
Iowa E-Filing Fee: $3.41
Combined Fee: $25.41
Revenue Tax: $0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2019 PG: 2561

WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)
James T. Peters, 309 First Street East Independence, Iowa 50644
Phone: (319) 334-9992

Taxpayer Information: (name and complete address)
Melvin & Pamela Campbell, Husband and Wife, P.O. Box 70, Ryan IA 52330

Return Document To: (name and complete address)
James T. Peters, 309 First Street East Independence, Iowa 50644

Grantors:
City of Ryan, Iowa

Grantees:
Melvin Campbell & Pamela Campbell, Husband and Wife

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

Warranty Deed
(Corporate/Business Entity Grantor)

For the consideration of ONE Dollar(s) and other valuable consideration, City of Ryan, Iowa, an Iowa Municipal Corporation organized and existing under the laws of The State of Iowa does hereby Convey to Melvin Campbell and Pamela Campbell, Husband and Wife as joint tenants with full rights of survivorship and not as tenants in common the following described real estate in Delaware County, Iowa:

This deed is exempt according to Iowa Code 428A.2(6).
That part of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of Section Thirteen (13), Township Eighty Seven (87) North, Range Six (6) West of the Fifth Principal Meridian described as commencing at a point on the East line of said Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) that is one hundred forty-five (145) feet North of the Southeast corner of said Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) and running thence North eighty five (85) feet, thence West two hundred (200) feet, thence South eighty five (85) feet, thence East two hundred (200) feet to the point of beginning; also that part of said Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) described as
commencing at a point on the East line of said Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) that is one hundred sixty five (165) feet South of the center of Union Street in the Town of Ryan, Iowa, and running thence West two hundred (200) feet, thence South ninety one (91) feet, thence East two hundred (200) feet to the East line of said Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼), thence North ninety one (91) feet 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.

CITY OF RYAN, IOWA

BY: _____
Mike Corcoran, Mayor

BY: _____
Natalie Tucker, City Clerk

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on Sept 5, 2019, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Mike Corcoran and Natalie Tucker, to me personally known, who, being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Ryan, Iowa, a municipal corporation; ~~that the seal affixed to the foregoing instrument is the corporate seal of the corporation,~~ and that the instrument was signed ~~and sealed~~ on behalf of the corporation, by authority of its City Council, as contained in Resolution 8-1-2019 of the City Council under Roll Call No. — of the City Council on the 5 day of August, 2019, and Mike Corcoran and Natalie Tucker acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the corporation, by it voluntarily executed.

_____
Signature of Notary Public

NOTARIAL SEAL IOWA

LAURA A. FULLER
Commission Number 729115
My Commission Expires
6-23-19