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Rev Transfer Tax \$27.20
Rev Stamp# 46 DOV# 47

DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 10th day
of February A.D. 2015
By Carolyn Baker Auditor
P. H. Wobron Deputy



WARRANTY DEED

(Joint Tenancy)

THE IOWA STATE BAR ASSOCIATION
Official Form #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)

Joseph McAreavy, Jr & Beckie McAreavy, 723 3rd Street, Delhi, Iowa 52223

Return Document To: (Name and complete address)

^{ENV} ☒ Joseph McAreavy, Jr. & Beckie McAreavy, 723 3rd Street, Delhi, Iowa 52223

Grantors:

Angela J. Billings

Grantees:

Joseph Thomas McAreavy, Jr.
Beckie A. McAreavy

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED - JOINT TENANCY

For the consideration of \$17,500.00 Dollar(s) and other valuable consideration,
Angela J. Billings, a single person

do hereby Convey to
Joseph Thomas McAreavy, Jr. and Beckie A. McAreavy

as
Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real
estate in Delaware County, Iowa:

Lot One (1) of Billings Subdivision A Subdivision Of Lot 1 of Flannagan Estate Subdivision Part Of
The SW1/4 -NE1/4, Sec. 17, T88N, R4W of the Fifth P.M., City of Delhi, Delaware County, Iowa,
according to plat recorded in Book 2015, Page 266

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: February 9, 2015

Angela J. Billings
Angela J. Billings (Grantor)

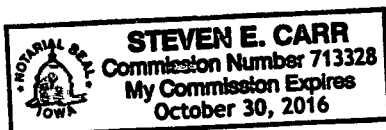
(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me this 9th day of February, 2015, by
Angela J. Billings



Steven E. Carr
Signature of Notary Public