



Book 2015 Page 356

Document 2015 356 Type 03 001 Pages 2

Date 2/11/2015 Time 9:59:11AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$263.20

Rev Stamp# 47 DOV# 48

DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 11th day
of February A D 2015
Carol K. Becker Auditor
By P. Hildbrand Deputy



WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form #101

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)

Kevin Smalley, 711 3rd Street, Delhi, Iowa 52223

Return Document To: (Name and complete address)

~~Kevin Smalley, 711 3rd Street, Delhi, Iowa 52223~~ DeW
RIVER RIDGE ESCROW CO
4056 GLASS ROAD NE
CEDAR RAPIDS IA 52402

Grantors:

Timothy J. Anderson
Karen K. Anderson

Grantees:

Kevin Smalley

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of \$165,000.00 Dollar(s) and other valuable consideration,
Timothy J. Anderson and Karen K. Anderson, husband and wife
do hereby Convey to Kevin Smalley

_____ the following described real estate in Delaware County, Iowa:
Commencing at a point on the East line of Out Lot Twenty Eight (28), Delhi, Iowa, which point is fifteen (15) rods, fifteen (15) feet and nine (9) inches North of the Southeast corner of Out Lot Twenty One (21), Delhi, Iowa, running thence North five (5) rods, thence at right angles West twenty six (26) rods, thence South five (5) rods, thence at right angles East twenty six (26) rods to the point of beginning.

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 4, 2015

Timothy J. Anderson (Grantor)

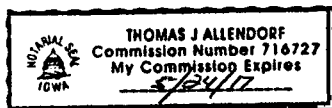
Karen K. Anderson (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Dubuque

This record was acknowledged before me this 4th day of February, 2015, by Timothy J. Anderson and Karen K. Anderson



Thomas J. Allendorf
Signature of Notary Public