

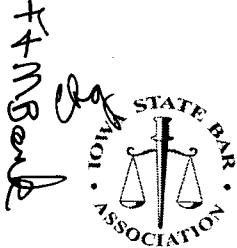


Book 2015 Page 358

Document 2015 358 Type 03 001 Pages 3  
Date 2/11/2015 Time 2:29:33PM  
Rec Amt \$17.00 Aud Amt \$5.00  
Rev Transfer Tax \$468.80  
Rev Stamp# 48 DOV# 49

DEBORAH L PEYTON, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

Entered for taxation 17th day  
of February A D 2015  
Carolyn Becker Auditor  
By P. Hildebrand Deputy



**WARRANTY DEED**  
**(CORPORATE GRANTOR)**  
THE IOWA STATE BAR ASSOCIATION  
Official Form No. 104  
**Recorder's Cover Sheet**

**Preparer Information:** (Name, address and phone number)

Thomas J. Hanson, 401 E Main Street, Manchester, IA 52057, Phone: (563) 927-5920

**Taxpayer Information:** (Name and complete address)

Anthony J. and Ashley L. Monaghan, 16216 - 188th Street, Manchester, Iowa 52057

**Return Document To:** (Name and complete address)

Anthony J. and Ashley L. Monaghan, 16216 - 188th Street, Manchester, Iowa 52057

**Grantors:**

BooAnn, Inc.

**Grantees:**

Anthony J. Monaghan

Ashley L. Monaghan

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



**WARRANTY DEED  
(CORPORATE GRANTOR)**

For the consideration of \$293,500.00 Dollar(s)  
and other valuable consideration, BooAnn, Inc.

a corporation organized and existing under the laws of the State of Iowa

does hereby Convey to Anthony J. Monaghan and Ashley L. Monaghan, husband and wife, as joint tenants with full rights of survivorship, and not as tenants in common

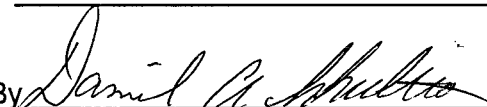
the following described real estate in Delaware County, Iowa:

Lot Twenty Four (24) of Prairie Hill Estates, a Subdivision of Parcel C and E in the Southwest Quarter of Section 18 and Parcel C in the Northwest Quarter of Section 19, Township 89 North, Range 5, West of the 5th P.M., according to plat recorded in Book 1999, Page 1731 of the records of the Delaware County Recorder.

The Corporation 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.

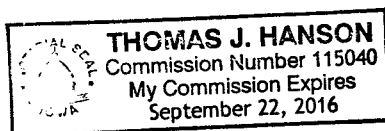
Dated: January 27, 2015

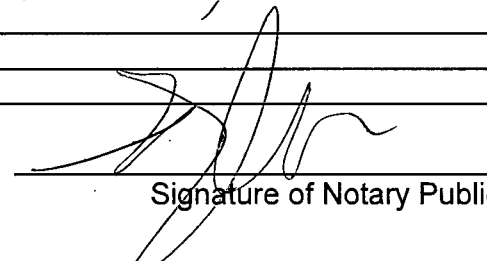
By   
Daniel A. Schulte - President

By   
Ann L. Schulte - Secretary

STATE OF IOWA, COUNTY OF Delaware

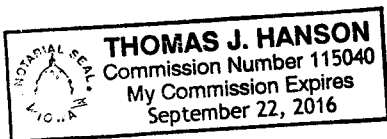
This record was acknowledged before me this 21<sup>st</sup> day of January, 2015,  
by Daniel A. Schulte  
as President  
of BooAnn, Inc.



  
Signature of Notary Public

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me this 21st day of January, 2015,  
by Ann L. Schulte  
as Secretary  
of BooAnn, Inc.



[Signature]  
Signature of Notary Public

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

This record was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_,  
by \_\_\_\_\_  
as \_\_\_\_\_  
of \_\_\_\_\_

\_\_\_\_\_  
Signature of Notary Public

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

This record was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_,  
by \_\_\_\_\_  
as \_\_\_\_\_  
of \_\_\_\_\_

\_\_\_\_\_  
Signature of Notary Public

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

This record was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_,  
by \_\_\_\_\_  
as \_\_\_\_\_  
of \_\_\_\_\_

\_\_\_\_\_  
Signature of Notary Public