

Book 2018 Page 3064

Document 2018 3064 Type 03 001 Pages 2
Date 10/29/2018 Time 10:19:05AM
Rec Amt \$17.00* Aud Amt \$5.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA


 544
 Prep

Prepared by/return to: Maureen G. Kenney
Bradley & Riley PC

P.O. Box 2804
Cedar Rapids, IA 52406-2804

FAX (319) 363-9824

Address tax statement: ~~For Change in Property Tax Address~~ Patrick & Chloe Colgan, 9716 Sienna Valley Ave. Las Vegas, NV 89149

WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration, PATRICK D. COLGAN and CHLOE A. COLGAN, husband and wife, do hereby convey to PATRICK D. COLGAN and CHLOE A. COLGAN, TRUSTEES OF THE COLGAN LORBER FAMILY REVOCABLE TRUST U/D/O OCTOBER 25, 2018, 2018, the following described real estate in Delaware County, Iowa:

SEE ATTACHED EXHIBIT "A"

The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record in the office of the Recorder of Delaware County, Iowa.

Exempt from Transfer Tax and from filing Declaration of Value and Groundwater Hazard Statement pursuant to Iowa Code Section 428A.2(21).

The Grantors do hereby covenant with Grantees, and successors in interest, that they have lawful authority to transfer and convey the real estate; that Grantors hold title to the real estate in fee simple; and that the real estate is free and clear of all liens and encumbrances, except as may be stated above. **Grantors do further hereby covenant with Grantees, and successors in interest, to warrant title and defend the real estate against the lawful claims of all persons or entities except as may be stated above.** Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

STATE OF IOWA,

SS.

COUNTY OF LINN

Dated: ~~October 25, 2018~~

PATRICK D. COLGAN

This instrument was acknowledged before me on October 25, 2018, by PATRICK D. COLGAN and CHLOE A. COLGAN LORBER, husband and wife.

CHLOE A. COLGAN

(Print Name) Maureen G. Kenney

Notary Public in and for said State



EXHIBIT "A"

LOT 2 OF LAKE VIEW FIRST ADDITION TO DELAWARE COUNTY, IOWA,
ACCORDING TO THE PLAT RECORDED IN BOOK 6 PLATS, PAGE 55
Retracement Plat recorded in Book 2006 Page 2031.

AND

LOT 2A OF LAKE VIEW FIRST ADDITION TO DELAWARE COUNTY, IOWA,
ACCORDING TO THE PLAT RECORDED IN BOOK 6 PLATS, PAGE 42,
TOGETHER WITH A 50-FOOT INGRESS AND EGRESS EASEMENT ACROSS
THE NE¼ OF SECTION 23-T88N-R5W OF THE 5TH P.M., DELAWARE COUNTY,
IOWA, WHOSE CENTERLINE IS DESCRIBED AS FOLLOWS:

COMMENCING AS A POINT OF REFERENCE AT THE SE CORNER OF SAID
NE¼ (E¼ CORNER); THENCE N89°37'53"W ALONG THE SOUTH LINE OF SAID
NE¼ , 577.63 FEET; THENCE N00°00'00"E, 585.29 FEET TO THE CENTERLINE OF
A COUNTY ROAD AND THE POINT-OF-BEGINNING; THENCE S86°12'43"E,
464.73 FEET; THENCE N71°31'07"W, 140.30 FEET; THENCE S56°49'20"E, 225.44
FEET; THENCE N77°19'12"W, 224.51 FEET; THENCE S80°19'36"W, 501.23 FEET
TO THE END OF THE CENTERLINE OF THE EASEMENT, SAID END BEING
S15°58'45"E, 25.15 FEET OF THE NE CORNER OF LOT 8 LAKEVIEW FIRST
ADDITION TO DELAWARE COUNTY.