

4+M BK



Book 2018 Page 3071

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA



WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Dan McClean, 401 First Avenue East, Dyersville, IA 52040, Phone: (563) 875-6002

Taxpayer Information: (Name and complete address)

Alexandra K. Monaghan, 929 N. Franklin Street, Manchester, IA 52057

Return Document To: (Name and complete address)

Alexandra K. Monaghan, 929 N. Franklin Street, Manchester, IA 52057

Grantors:

Larry F. Klostermann as POA
Jane Menke as POA
For Erwin R Klostermann
and Viola M. Klostermann

Grantees:

Alexandra K. Monaghan

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of \$130,000.00 Dollar(s)
and other valuable consideration, Erwin R. Klostermann and Viola M. Klostermann, Husband and
Wife do hereby Convey to
Alexandra K. Monaghan, Single Person

_____ the following described real estate in
Delaware County, Iowa: That part of Lot Five (5) of the Subdivision of the Southwest Quarter (SW 1/4)
and the South one-half (S 1/2) of the
Northwest Quarter (NW 1/4) of Section Twenty-eight (28), Township Eighty-nine (89) North, Range Five (5), West of the
Fifth P.M., according to plat recorded in Book A Plats, Page 4, described as commencing at a point seven and one-half (7
1/2)
feet East of the West line of said Lot Five (5) and nine (9) chains and twenty-one (21) links North from the South line of
the
Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of said Section Twenty-eight (28), which point is on the
East
line of Anderson Street as now established, thence East one hundred twenty-five (125.0) feet, thence South one hundred
eight
(108.0) feet, thence West one hundred twenty-five feet, thence North along the East line of Anderson Street one hundred
eight
(108.0) feet 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 on 10-23-2018.

Larry F. Klostermann
Larry F. Klostermann as POA (Grantor)
for Erwin R & Viola M. Klostermann

Jane Menke
Jane Menke as POA (Grantor)
for Erwin R. & Viola M. Klostermann

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 10-23-18, by Larry F.
Klostermann and Jane Menke, POA for Erwin R & Viola M. Klostermann.



Teresa Turnis
Signature of Notary Public