



Book 2019 Page 928

2019 928 Type 03 001 Pages 2

Date 4/26/2019 Time 12:03:45PM

Rec Amt \$12.00 Aud Amt \$5.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

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

Taxpayer Information: (name and complete address)

Leo K. and Diane R. Monaghan, 117 Crescent Drive, Manchester, IA 52057

Return Document To: (name and complete address)

Thomas J. Hanson, 401 East Main Street, Manchester, IA 52057

Grantors:

Leo K. Monaghan and

Diane R. Monaghan

Grantees:

Leo K. Monaghan Revocable Trust and

Diane R. Monaghan Revocable Trust

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of \$1.00 Dollar(s) and other valuable consideration, Leo K. Monaghan and Diane R. Monaghan, husband and wife do hereby Convey to Leo K. Monaghan as Trustee of the Leo K. Monaghan Revocable Trust Agreement dated February 1, 2019 as to an undivided one-half interest; and Diane R. Monaghan as Trustee of the Diane R. Monaghan Revocable Trust Agreement dated February 1, 2019, as to an undivided one-half interest. the following described real estate in Delaware County, Iowa:

North twenty-one (21) feet of Lot Eighty Four (84) and the North twenty-one (21) feet of the East six (6) feet of Lot Eighty Five (85), subject to easement of record for passage across the West ten (10) feet of said tract; also beginning at the Northeast corner of said Lot Eighty Four (84) thence North one (1) foot, thence West sixty-two (62) feet, thence South one (1) foot to the North line of said Lot Eighty Four (84), thence East along said North line of Lot Eighty Four (84) sixty-two (62) feet to the point of beginning, all in the City of Manchester, Iowa.

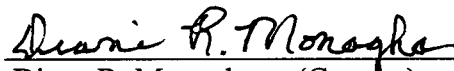
This deed is exempt according to Iowa Code 428A.2(11).

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.

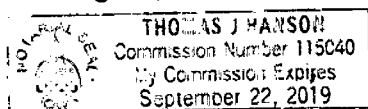
Dated: April 26, 2019


Leo K. Monaghan (Grantor)


Diane R. Monaghan (Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on April 26, 2019, by Leo K. Monaghan and Diane R. Monaghan, husband and wife.




Signature of Notary Public