

Recorded: 7/3/2024 at 1:34:48.0 PM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$478.40  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2024 PG: 1545

**WARRANTY DEED  
Recorder's Cover Sheet**

**Preparer Information:** Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Phone: (563) 927-5920

**Taxpayer Information:** Jeffrey J. McGrane and Ann Louise McGrane, 2036 221st Street, Manchester, Iowa 52057

**Return Document To:** Jeffrey J. McGrane and Ann Louise McGrane, 2036 221st Street, Manchester, Iowa 52057

**Grantors:** Ruth Ann McGrane a/k/a/ Ruth A. McGrane

**Grantees:** Jeffrey J. McGrane and Ann Louise McGrane

**Legal Description:** See Page 2

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



**WARRANTY DEED**

For the consideration of Ten Dollar(s) and other valuable consideration, Ruth Ann McGrane a/k/a/ Ruth A. McGrane, a single person, does hereby Convey to Jeffrey J. McGrane and Ann Louise McGrane, as 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:

Commencing at the Northeast corner of the West forty five (45) acres of the North fractional one-half (Nfr1/2) of the Northwest Quarter (NW1/4) of Section Two (2), Township Eighty Eight (88) North, Range Five (5), West of the Fifth P.M., and running thence South four hundred eighty five (485) feet, thence West at right angles a distance of three hundred seventy feet (370), thence North at right angles a distance of four hundred eighty five (485) feet to the center line of the County Road, thence East along said centerline of said County road a distance of three hundred seventy (370) feet, more or less, to the point of beginning, except road

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.

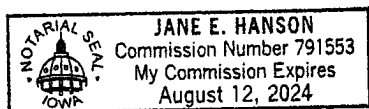
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: July 2, 2024.

*Ruth A. McGrane*  
Ruth Ann McGrane a/k/a/ Ruth A. McGrane,  
Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on July 2, 2024 by Ruth Ann McGrane a/k/a/ Ruth A. McGrane, a single person.



*Jane E. Hanson*  
Signature of Notary Public