



Book 2024 Page 2452

Document 2024 2452 Type 03 001 Pages 2

Date 10/01/2024 Time 3:28:28PM

Rec Amt \$17.00* Aud Amt \$5.00

Rev Transfer Tax \$319.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: James C. Holmes, 329 10th Ave SE Ste 126, Cedar Rapids, IA 52401-2338, Phone: 319-365-6259

Taxpayer Information: Sarah Patricia Duggan, 1618 300th St, Ryan, IA 52230

Return Document To: Sarah Patricia Duggan, 1618 300th St, Ryan, IA 52230

Grantors: Glen E. Duggan and Cathy Duggan

Grantees: Sarah Patricia Duggan

Legal Description: See Page 2

Document or instrument number of previously recorded documents: (Not Applicable).



WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Glen E. Duggan and Cathy Duggan, husband and wife, do hereby Convey to Sarah Patricia Duggan, the following described real estate in Delaware County, Iowa:

All that part of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) lying North of the railroad right-of-way, and commencing at the Northeast corner of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) and running thence West three and six hundred seventy five one-thousandths (3.675) chains, thence South Sixteen and thirty three one-hundredths (16.33) chains, more or less, to the North line of the railroad right-of-way, thence Northeasterly along right-of-way to the East line of said Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4), thence North to the point of beginning, all in Section Eighteen (18), Township Eighty Seven (87) North, Range Five (5) West of the Fifth P.M.

and

That part of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section Eighteen (18), Township Eighty-Seven (87) North, Range Five (5) West of the Fifth P.M., City of Ryan, Delaware County, Iowa, described as follows: All that part of a parcel conveyed to the State of Iowa by Warranty Deed recorded in Book 95 L.D., Page 151, lying South and East of a line beginning at a point twelve (12) chains sixty-six and one-half (66 1/2) links East and forty-five (45) feet South of the Northwest corner of said Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4), thence South 86°14' West three hundred sixty-five and nine-tenths (365.9) feet, thence South 40°42' West sixty-two and three-tenths (62.3) feet, thence South 1°36 1/2' East one thousand sixty-eight and seven-tenths (1068.7) feet to a point on the Northwesterly right-of-way line of the Illinois Central Railroad

Grantors do Hereby Covenant with grantee, 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 grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

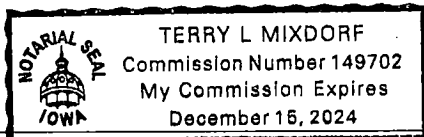
Dated: September 30, 2024.

Glen E. Duggan, Grantor

Cathy Duggan, Grantor

STATE OF IOWA, COUNTY OF DELAWARE :SS:

This record was acknowledged before me on September 30, 2024, by Glen E. Duggan and Cathy Duggan, husband and wife.



Signature of Notary Public