Entered for taxation 16th day
of January A.D., 1997
Sharon McCrabb, Auditor
By Linda Beeks, Deputy
89-21

RECORDER FEE$ 6.00
REAL ESTATE TRANSFER FEE$ 5.00

'97 JAN 6 PM 2 39
BOOK 137 PAGE 310
DELAWARE CO. RECORDER
DELAWARE COUNTY IOWA
FILED

286-2071

Prepared by Brian J. Kane, KANE, NORBY & REDDICK, P.C., 2477 JFK Road, Suite 102, Dubuque, IA 52002 319/582-7980

Space Above This Line for Recorder

WARRANTY DEED

For the consideration of Ten Dollars ($10.00) and other valuable consideration, FLOYD J. KLOSTERMANN and ESTHER KLOSTERMANN, husband and wife, do hereby Convey to FLOYD J. KLOSTERMANN DECLARATION OF TRUST DATED DECEMBER 17, 1996, the following described real estate in Delaware County, Iowa.

Lots One (1) and Two (2) of the Southwest Quarter (SW1/4) of Section Twenty-One (21), Township Eighty-Nine North (T89N), Range Three West (R3W) of the Fifth P.M., Delaware County, Iowa, embracing the following described tract, to-wit: Commencing at the Northwest corner of the Southwest Quarter (SW1/4) of Section Twenty-One (21), Township Eighty-Nine North (T89N), Range Three West (R3W) of the Fifth P.M., Delaware County, Iowa, thence South 696.09 feet along the west line of the Southwest Quarter (SW1/4) of said Section Twenty-One (21) to the point of beginning, thence North 80°-58'10" East 559.65 feet, thence South 30°-56'-40" East 200.91 feet, thence South 11°-46'-40" East 202.35 feet, thence South 63°-58'-50" West 227.38 feet, thence North 40°-30'-00" West 221.12 feet, thence South 80°-59'-30" West 353.75 feet to the west line of the Southwest Quarter (SW1/4) of said Section Twenty-One (21), thence North 269.56 feet along said west line to the point of beginning, said parcel containing approximately 4.87 acres subject to road right of way, easements shown on the plat, and easements of record. The west line of the Southwest Quarter (SW1/4) of said Section Twenty-One (21) is assumed to bear North and South. Except Lot 2.

EXEMPT FROM REAL ESTATE TRANSFER TAX/CONSIDERATION IS $500.00 OR LESS PURSUANT TO IOWA CODE SECTION 428A.2(21)(1995)

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: Jan 2, 19~~96~~ 97

Floyd J. Klostermann
Floyd J. Klostermann

Esther Klostermann
Esther Klostermann

STATE OF IOWA
COUNTY OF DUBUQUE) ss:

On this 2nd day of JANUARY, 19~~96~~ 97, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Floyd J. Klostermann and Esther Klostermann, husband and wife, to me known to be the person(s) named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Wayne J. Wegmann
Notary Public in and for
State of Iowa
Wayne J. Wegmann

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