THE IOWA STATE BAR ASSOCIATION
Official Form No. 103

Kenneth L. Moss ISBA # 03873

FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

Mother + Mother
P.O. Box 7
Farley, IA
52046-0007

Entered for taxation 24th day of December A.D., 2003
Sharon McCrabb, Auditor
By Carla Becker, Deputy
90-14

REAL ESTATE TRANSFER
TAX FND 36
STAMP # 432.00
Deborah L. Peyton
RECORDER
12-23-03 28 09
DATE COUNTY

RECORDER FEE $ 10.00
COR FEE $ 5.00

BOOK 2003 PAGE 5843
DEBORAH L. PEYTON
DELAWARE CO. RECORDER

2003 DEC 23 AM 10: 19
FILED
DELAWARE COUNTY, IOWA

Preparer Information Kenneth L. Moss , 129 1st Avenue East, Dyersville, (563) 875-7178
Individual's Name | Street Address | City | Phone

SPACE ABOVE THIS LINE FOR RECORDER

Address Tax Statement : Thomas Gavin
15242 Briarwood Drive
Peosta, IA 52068

WARRANTY DEED - JOINT TENANCY

For the consideration of Ten Dollar(s) and other valuable consideration,
Susan C. Spoden and Neil R. Spoden, wife and husband,

do hereby Convey to
Thomas W. Gavin and Shelly Gavin, 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:

See Exhibit "A" attached.

Revenue Stamps: ~~$432.00~~ $432

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: DECEMBER 19, 2003

Susan C. Spoden (Grantor)

Neil R. Spoden (Grantor)

(Grantor)

(Grantor)

STATE OF DUBUQUE ,
ss:
IOWA COUNTY,

On this 19th day of DECEMBER, 2003, before me, the undersigned, a Notary Public in and for said State, personally appeared Susan C. Spoden and Neil R. Spoden, wife and husband

to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Kenneth L. Moss
KENNETH L. MOSS
tary Public
(T nly)

KENNETH L. MOSS
Iowa Notarial Seal
Commission Number: 200111
My Commission Expires: 5/8/04

© The I IOWA

EXHIBIT "A"
LEGAL DESCRIPTION

The West one-half (W1/2) of the Southwest Quarter (SW1/4) and the Northwest Quarter (NW1/4) of Section Fourteen (14), except that part of the West one-half (W1/2) of the Northwest Quarter (NW1/4) of said Section Fourteen (14) lying West of a line described as commencing at the West Quarter corner of said Section Fourteen (14), thence North along the West line of said Section Fourteen (14) a distance of six hundred five and one-tenth (605.1) feet to the point of beginning of said line, thence North 77°29'13" East two hundred eight and seven-tenths (208.7) feet, thence North 47°39'48" East seventy four and five-tenths (74.5) feet, thence North 20°32'49" East two hundred thirty one and two tenths (231.2) feet, thence North 08°56'33" West one hundred seventy eight and two-tenths (178.2) feet, thence North 26°00'26" East three hundred twenty eight and seven-tenths (328.7) feet, thence North 46°04'55" East one hundred six and two-tenths (106.2) feet, thence North 10°18'37" East one hundred fifty nine and three-tenths (159.3) feet, thence North 04°17'22" East four hundred seven and eight-tenths (407.8) feet, thence North 80°16'33" East two hundred fifty seven and one-tenth (257.1) feet, thence North 01°29'57" East one hundred forty six and nine-tenths (146.9) feet, thence North 36°27'13" West five hundred twenty three and two-tenths (523.2) feet to the North line of said Section Fourteen (14), and also except that part of the Northwest Quarter (NW1/4) of said Section Fourteen (14) described as commencing at the West quarter corner of said Section Fourteen (14), thence North 00°00'00" East (assumed bearing) five hundred eighty three and eight-tenths (583.8) feet along the West Section line to the point of beginning, thence continuing North along said West line twenty one and three-tenths (21.3) feet to the centerline of Little Turkey Creek, thence North 77°29'13" East two hundred eight and seven-tenths (208.7) feet, thence North 47°39'48" East seventy four and five-tenths (74.5) feet, thence North 20°32'49" East two hundred thirty one and two-tenths (231.2) feet, thence North 08°56'33" West one hundred seventy eight and two-tenths (178.2) feet, thence North 26°00'26" East three hundred twenty eight and seven-tenths (328.7) feet, thence North 46°04'55" East one hundred six and two-tenths (106.2) feet, thence North 10°18'37" East one hundred fifty-nine and three-tenths (159.3) feet, thence North 04°17'22" East four hundred seven and eight-tenths (407.8) feet, thence North 80°16'33" East two hundred fifty seven and one-tenth (257.1) feet, thence North 01°29'57" East one hundred forty six and nine-tenths (146.9) feet, thence North 36°27'13" West five hundred twenty three and two-tenths (523.2) feet to the North Section line of said Section Fourteen (14), all being along said centerline of Little Turkey Creek, thence North 88°21'43" East six hundred eighty three and nine-tenths (683.9) feet along the North Section line, thence South 45°17'27" West three hundred eleven and two-tenths (311.2) feet, thence South 20°33'54" East three hundred nineteen and six-tenths (319.6) feet, thence South 30°31'26" West three hundred seven and nine-tenths (307.9) feet, thence South 32°54'00" East two hundred thirty two and three-tenths (232.3) feet, thence South 81°07'31" East eight hundred fifty four and three-tenths (854.3) feet, thence South 14°44'35" East three hundred thirty and four-tenths (330.4) feet, thence South 44°07'09" West one hundred twenty one and one-tenth (121.1) feet, thence North 75°14'17" West one thousand two hundred thirty and eight-tenths (1230.8) feet, thence South 16°08'08" East nine hundred six (906) feet, thence South 42°28'50" West eighty and eight-tenths (80.8) feet, thence North 46°35'04" West four hundred sixty two and five-tenths (462.5) feet, thence South 72°25'54" West one hundred sixty six and two-tenths (166.2) feet, thence South 17°40'46" West three hundred ten and three-tenths (310.3) feet, thence North 75°34'06" West three hundred fifty six and three-tenths (356.3) feet to the West Section line and the point of beginning, all in Township Ninety (90) North, Range Three (3), West of the Fifth P.M.; together with servient easements and estates and subject to covenants, easements and restrictions of record per plat recorded in Bk 6 Plats Page 58

EXCLUDING Parcel C, Part of the Southwest Quarter (SW¼) of Section Fourteen (14), Township Ninety north (T90N) Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa, as shown in Plat Book #2003 at Page 4857 in the Delaware County Recorder's Office.

First Exception is now known as Parcel A per plat recorded in Book 8 Plats Page 129.