Entered for taxation 3 day
of March A.D., 2008
Carla K. Becker, Auditor
By D. Willman, Deputy
Parcel # 170-31-00-002-00
160-31-00-004-00
160-31-00-034-00
89-86

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DOV# 63

DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Prepared by & Return to: Francis Wm. Henkels, 1400 University Ave., Suite D, Dubuque, Iowa 52001// (563) 557-1611

3 n.v. (X) **Send Tax Statement to:** Dean Holtz, 905 South 10th Street, Manchester, IA 52057

STATE OF IOWA)
) ss.
DELAWARE COUNTY)

MEMORANDUM OF REAL ESTATE CONTRACT

NOTICE IS HEREBY GIVEN that a **Real Estate Contract** has been entered into as follows:

DATED: **October 15, 2007**

SELLER(S): **Anthony J. Goedken and Esther Mary Goedken**

BUYER(S): **Dean H. Holtz**

ADDRESS OF PREMISES: **2214 210TH STREET, MANCHESTER, IOWA 52057**

TAX PARCEL NUMBERS: 170-31-00-002-00, 160-31-00-004-00 and 160-31-00-034-00

LEGAL DESCRIPTION:

PARCEL I

The Northwest Quarter (NW¼) except a tract described as commencing at a point thirteen hundred seventy (1370.0) feet South of the Northwest corner of said Northwest Quarter (NW¼), running thence East three hundred thirty (330.0) feet, thence Southwesterly to a point five hundred (500.0) feet South from the point of beginning, thence North to point of beginning, and all that part of the Southwest fractional Quarter (SWfr¼) lying North of the railroad right-of-way except that part described as beginning at a point on the northerly right-of-way line of the Illinois Central Railroad Company four hundred fifty (450.0) feet Easterly from the West line of said Southwest Quarter (SW¼) as measured along the center line of said Railroad Company's main track and fifty (50.0) feet Northerly therefrom measured at a right angle thereto, and running thence Northeasterly on a

straight line sixty (60.0) feet to a point eighty (80.0) feet Northerly from said center line of main track measured at a right angle thereto, thence Easterly parallel with and eighty (80.0) feet perpendicularly distant Northerly from said center line of main track three hundred eleven (311.0) feet, thence Southeasterly on a straight line sixty (60.0) feet to a point on the Northerly right-of-way line, thence Westerly along said Northerly right-of-way line parallel with and fifty (50.0) feet perpendicularly distant Northerly from said center line of main track four hundred fifteen (415.0) feet, more or less, to the point of beginning, all in Section Thirty One (31), Township Eighty Nine (89) North, Range Four (4), West of the Fifth P.M., from the 14th day of December, 1972, at 8:00 A.M. to the 7th day of June, 1973, at 8:00 o'clock A.M.

PARCEL II

Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4), and the Northwest Quarter (NW¼) except a tract described as commencing at a point thirteen hundred seventy (1370.0) feet South of the Northwest corner of said Northwest Quarter (NW¼), running thence East three hundred thirty (330.0) feet, hence Southwesterly to a point five hundred (500.0) feet South from the point of beginning, thence North to point of beginning, and all that part of the Southwest fractional Quarter (SW fr¼) lying North of the railroad right-of-way except that part described as beginning at a point on the northerly right-of-way line of the Illinois Central Railroad Company four hundred fifty (450.0) feet Easterly from the West line of said Southwest Quarter (SW1/4) as measured along the center line of said Railroad Company's main track and fifty (50.0) feet Northerly therefrom measured at a right angle thereto, and running thence Northeasterly on a straight line sixty (60.0) feet to a point eighty (80.0) feet Northerly from said center line of main track measured at a right angle thereto, thence Easterly parallel with an eighty (80.0) feet perpendicularly distant Northerly from said center line of main track three hundred eleven (311.0) feet, thence Southeasterly on a straight line, sixty (60.0) feet to a point on the Northerly right-of-way line, thence Westerly along said Northerly right-of-way line parallel with and fifty (50.0) feet perpendicularly distant Northerly from said center line of main track four hundred fifteen (415.0) feet, more or less to the point of beginning, all in Section Thirty One, Township Eighty Nine (89) North, Range Four (4), West of the Fifth P.M.

***EXCEPTING THEREFROM** Parcel H in the Northeast Quarter of the Northwest Quarter of Section 31, Township 89 North, Range 4 West of the 5th P.M., Delaware County, Iowa, and more particularly described as follows:*

Beginning at the Northwest Corner of said Quarter-Quarter Section; thence North 89°48' 25" East (Assumed Bearing), 1068.84 feet along the North line of said Section; thence South 00° 31' 25" East 343.97 feet; thence South 89° 48' 25" West 803.00 feet; thence South 00° 59' 51" East 149.00 feet; thence South 89° 48' 25" West 260.00 feet to the Quarter-Quarter Section line; thence North 00°59' 51" West 493.00 feet along said Quarter-Quarter Section line to the Point of Beginning; containing 9.294 acres, including 0.807 acres of 210th (D22) Right-of-Way, subject to easements of record.

All of the Seller's right, title and interest to possession, use and enjoyment of said real estate.

SELLER(S)

Anthony G. Goedken

Esther M. Goedken

Esther Mary Goedken

BUYER(S)

Dean H. Holtz

STATE OF IOWA, DELAWARE COUNTY, ss:

On this 2-29-08 day of February, 2008, before me, the undersigned, a Notary Public in and for said state, personally appeared Dean H. Holtz, to me known to be the identical person named in and who executed the within and foregoing instrument and acknowledged that he executed same as his voluntary act and deed.



Shelia D Smith
Notary Public, State of Iowa

STATE OF IOWA, DELAWARE COUNTY, ss:

On this 2-29-08 day of February, 2008, before me, the undersigned, a Notary Public in and for said state, personally appeared Anthony G. Goedken and Esther Mary Goedken, to me known to be the identical person named in and who executed the within and foregoing instrument and acknowledged that they executed same as their voluntary act and deed.

Shelia D Smith
Notary Public, State of Iowa

