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Book 2010 Page 1315

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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form #101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Tom Jenk, 225 1st Avenue East, Dyersville, Ia 52040, Phone: (563) 875-9112

Taxpayer Information: (Name and complete address)
Raymond J. Schlarmann, Jr., 3364 Rockville Road, Worthington, Iowa 52078

CHG ⓇSAV
Return Document To: (Name and complete address)
Tom Jenk, 225 1st Avenue East, Dyersville, Ia 52040, Phone: (563) 875-9112

Grantors:
Donald F. Elgin
Mae L. Elgin

Grantees:
Raymond J. Schlarmann Jr., Trustee
Marlene M. Schlarmann, Trustee

Legal description: See Page ~~2~~ 3

Document or instrument number of previously recorded documents:

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THE IOWA STATE BAR ASSOCIATION Official Form No. 101	TOM JENK	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

WARRANTY DEED

For the consideration of $47,000.00 Dollar(s) and other valuable consideration,
Donald F. Elgin and Mae L. Elgin, husband and wife
do hereby Convey to
Raymond J. Schlarmann, Jr. as Trustee of the Raymond J. Schlarmann, Jr. Trust dated April 27, 1996 and Marlene M. Schlarmann as Trustee of the Marlene M. Schlarmann Trust dated April 27, 1996 the following described real estate in Delaware County, Iowa:
See attached Addendum

This Deed is given in consummation of the terms of a Land Sale Contract between the parties hereto, dated March 25, 2010 and filed for record on March 26, 2010 in the Delaware County Recorder's Office in Book 2010, Page 867 and grantors warrant the title against the claims of all persons whomsoever arising on or before March 25, 2010 and against the lawful claims of all persons claiming by, through or under us or either of us since March 25, 2010.

Exempt from Declaration of Value and Groundwater Hazard Statement per #1, deed in consummation of a previous recorded contract.

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: April 30, 2010

Donald F. Elgin (Grantor)

Mae L. Elgin (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DUBUQUE
This instrument was acknowledged before me on April 30, 2010, by Donald F. Elgin and Mae L. Elgin, husband and wife.

TOM JENK
Commission Number 203901
My Commission Expires
September 15, 2012

Tom Jenk, Notary Public

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ADDENDUM

That part of Lot 10R of the Replat of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) EXCEPT the West Three Hundred Thirty (330.0) feet of the North One Hundred Sixty Four (164.0) feet of said quarter-quarter, of Section Twenty Four (24), Township Eighty Eight (88) North, Range Three (3), West of the Fifth Principal Meridian, according to plat included in Agreement recorded in Book P Misc., Page 142, described as commencing at the Northeast corner of said Lot 10R, and running thence South Twenty Four (24.0) feet to the centerline of the County Road, thence South 79° 25' West Four Hundred Seventy Five (475.0) feet along said centerline to the point of beginning, thence South 14° 10' East Four Hundred Forty Four and Sixty One One-Hundredths (444.61) feet, thence North 89° 21' West Seven Hundred Nineteen and Fifty Two One-Hundredths (719.52) feet, thence North 13° 57' West Three Hundred Ninety Five and Eighty Nine One-Hundredths (395.89) feet to the centerline of the County Road as platted, thence North 89° 53' East Five Hundred Four and Twenty Six One-Hundredths (504.26) feet along said centerline, thence North 79° 25' East Two Hundred Six (206.0) feet along said centerline to the point of beginning; and EXCEPT that tract described as that part of Lot Ten R (10R) of the Subdivision of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section Twenty-Four (24), Township Eighty-Eight North (T88N), Range Three West (R3W) of the fifth P.M., Delaware County, Iowa, described as commencing at the Northeast corner of said Lot Ten R (10R), thence South 24.0 feet, thence South 79° 25' West 475.0 feet along the centerline of a county road to the point of beginning, thence South 14° 10' East 351.7 feet, thence South 47° 00' West 18.9 feet, thence North 15° 45' West 106.2 feet, thence North 40° 45' West 40.0 feet, thence North 16° 05' West 221.8 feet, thence North 79° 25' East 44.8 feet along the center line of said county road to the point of beginning.----------