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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)
Thomas J. Hanson, 401 East Main Street, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information: (Name and complete address)
Ann L. Schulte, 1831 Honey Creek Road, Manchester, IA 52057

Return Document To: (Name and complete address)
Thomas J. Hanson, 401 East Main Street, Manchester, IA 52057

Grantors:
Sylvester J. Mullis
Beatrice J. Mullis

Grantees:
Ann L. Schulte

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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

WARRANTY DEED

For the consideration of $210,000.00 Dollar(s) and other valuable consideration,
Sylvester J. Mullis and Beatrice J. Mullis, husband and wife
do hereby Convey to
Ann L. Schulte
the
following described real estate in Delaware County, Iowa:

The SW 1/4 of the NE 1/4 of Section 33, Township 90 North, Range 4, West of the 5th P.M., in Delaware County, Iowa and a parcel described as commencing at the West Quarter corner of the Northeast Quarter (NE ¼) of Section 33, running thence East 40 feet to the point of beginning, thence North 25° East 245 feet, thence South 59° East 437 feet, thence West along the South line of the Northwest Quarter (NW¼) of the Northeast Quarter (NE¼) of said Section 33, 480 feet to the point of beginning, all of the above in Township 90 North, Range 4, West of the 5th P.M., and all subject to highways and easements of record.

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 22, 2010

Sylvester J. Mullis (Grantor)

Beatrice J. Mullis (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE
This instrument was acknowledged before me on December 22, 2010, by Sylvester J. Mullis and Beatrice J. Mullis.

THOMAS J. HANSON
Commission Number 115040
My Commission Expires
September 22, 2013

, Notary Public

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