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Carla K. Becher, Auditor
By D Hildebrand, Deputy
88-233

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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Prepared by: Gregory J. Seyfer
Bradley & Riley PC
P.O. Box 2804
Cedar Rapids, IA 52406-2804
(319) 363-0101
FAX (319) 363-9824

Address tax statement and return to: John Rankins, ~~20680 264th Street, Delhi, IA 52223~~ 215 2nd Ave.NE
Dyersville, IA 52040

Warranty Deed

For the consideration of Ten Dollars and other valuable consideration STANLEY S. NEIPERT, a single person, does hereby convey to JOHN RANKINS, the following described real estate in Delaware County, Iowa:

LOT THIRTY-FIVE (35) OF "CLAIR-VIEW ACRES AT DELHI, IOWA" IN SECTIONS TWENTY-THREE (23) AND TWENTY-SIX (26), MILO TOWNSHIP, DELAWARE COUNTY, IOWA, ACCORDING TO PLAT THEREOF RECORDED IN BOOK 2 PLATS, PAGE 200; ALSO ALL LAKE FRONTAGE RUNNING TO THE MIDDLE OF THE MAQUOKETA RIVER BED WITH REGARD TO SAID LOT THIRTY-FIVE (35); ALSO PARCEL Q PART OF LOT THIRTY-SIX (36) OF CLAIR-VIEW ACRES AND PART OF THE LAKE FRONTAGE OF SAID LOT 36 ALL IN SECTION TWENTY-SIX (26), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 2004, PAGE 3696

The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record in the office of the Recorder of Delaware County, Iowa.

Grantors do hereby covenant with Grantee, and successors in interest, that Grantor holds the real estate by title in fee simple; that he has 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 Grantor covenants to warrant and defend the real estate against 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.

STATE OF IOWA)
) ss.
COUNTY OF Dubuque)

Dated: December 22, 2010

Stanley S. Neipert
STANLEY S. NEIPERT

This instrument was acknowledged before me on December 22, 2010, by STANLEY S. NEIPERT, a single person.

JoAnn K. Hawkins
(Print Name) JoAnn K. Hawkins
Notary Public in and for said State

NOTARIAL SEAL IOWA
JOANN K. HAWKINS
COMMISSION NO. 101422
MY COMMISSION EXPIRES
12-10-13

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