Entered for taxation 31 day
of January A D 2013
Carla K Baker, Auditor
By A Rowe, Deputy

Book 2013 Page 430

Document 2013 430 Type 03 002 Pages 4
Date 1/29/2013 Time 1:39:16PM
Rec Amt $22.00 Aud Amt $5.00

DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

(Recorder's Cover Sheet)

QUIT CLAIM DEED

Preparer information: *(name, address & phone number)*

Jean L. Culver, President, Linden Acres Inc.
26347 212th Ave.
Delhi, IA 52223
Phone: 480-895-0069

Taxpayer information: *(name & complete address)*

Allen Lee and Diane E. Bauers
26375 212th Ave.
Delhi, IA 52223

Return Document to: *(name & complete address)*

EMW Allen Lee and Diane E. Bauers
26375 212th Ave.
Delhi, IA 52223

Grantors:

A/K/A LINDEN ACRES INCORPORATED
Linden Acres Inc
Jean L. Culver, President
26347 212th Ave
Delhi, IA 52223

Grantees:

Allen Lee and Diane E. Bauers.
26375 212th Ave.
Delhi, IA 52223.

Legal Description is located on page: 2

Document or instrument number of previously recorded documents:

As recorded in Plat Book 2010, Page 311

Prepared By:
Jean L. Culver
26347 212th Ave.
Delhi, Iowa 52223

After Recording Return To:
Allen Lee and Diane Bauers
26375 212th Ave
Delhi, Iowa 52223

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUIT CLAIM DEED

On January 14, 2013 THE GRANTOR(S),

- Linden Acres Inc., Jean L. Culver, President

for and in consideration of: One Dollar ($1.00) and other good and valuable consideration conveys, releases and quit claims to the GRANTEE(S):

- Allen Lee Bauers and Diane E. Bauers, a married couple, residing at 26375 212th Ave., Delhi, Delaware County, Iowa 52223

the following described real estate, situated in an unincorporated area in the County of Delaware, State of Iowa:

Legal Description: Parcel YY: Part of Lot A of Stone's First Addition in Section Twenty-Five (25), Township Eighty-Eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, containing 0.03 acres subject to easements of record, and more particularly described by metes and bounds as follows; Beginning at the Northerly most corner of Lot A and the Northeasterly most corner of lot 18A of Stone's First Addition, as recorded in Plat Book 3, Page 52, being the Southeasterly Corner of Lot 19 of Stone's First Addition, as recorded in Plat Book 3, Page 109, and also being on the 1965 Interstate Power Survey Line, as recorded in Plat Book 4, Page 44; THENCE along the Northeasterly Line of said Lot A, and along said Interstate Power Survey Line, South 27' 43' 11" East, to the Easterly extension of the Southerly Line of said Lot 18A 86.49 feet; THENCE along the Easterly extension of the Southerly Line of said Lot 18A, North 87' 16' 56" West, to the Westerly Line of said Lot A and also the Easterly Line of said Lot 18A 35.83 feet; THENCE along the Westerly Line of said Lot A and also the Easterly Line of said Lot 18A, North 03' 23' 55" West, 75.00 feet to the POINT OF BEGINNING. Containing 0.03 acres and subject to easements of record. As recorded in Plat Book 2010, page 311

Grantor does hereby grants, bargain and sell all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

This transfer is exempt from state taxes (Exemption #21)

Tax Parcel Number: 250250401630 Parcel YY

Mail Tax Statements To:
Allen Lee and Diane E. Bauers
26375 212th Ave.
Delhi, Iowa 52223

[SIGNATURE PAGE FOLLOWS]

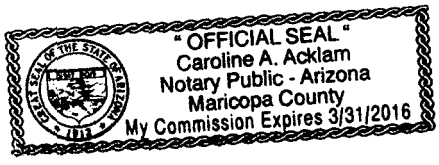
Grantor Signatures: Jean L Culver

DATED: 1-14-13

Jean L Culver, President, on behalf of Linden Acres Inc.
26347 212th Ave
Delhi, Iowa, 52223

STATE OF ARIZONA, COUNTY OF MARICOPA, ss:

This instrument was acknowledged before me on this 14th day of January, 2013 by Jean L Culver, President, on behalf of Linden Acres Inc..



Notary Public

Notary Public
Title (and Rank)

My commission expires 3/31/2016

Signature and Notary for Quit Claim Deed regarding

