Recorded: 7/2/2014 at 1:15:37.0 PM
Fee Amount: $12.00
Revenue Tax: $15.20
Delaware County, Iowa
DEBORAH PEYTON, RECORDER
BK: 2014 PG: 1574
Rev Stamp# 198 DOV#199

Entered for taxation 3rd day
of July A D 2014
Carla K. Bosler Auditor
By D. Nicholson Deputy

Preparer: Matthew J. Kriegel, 1921 – 51st Street NE, Cedar Rapids, IA 52402, (319) 393-1020
Address Tax Statement\ Return To: Tina Marie Bosler Waggoner, 1327 – 3rd Ave SW, Cedar Rapids, IA 52402

WARRANTY DEED

For the consideration of One ($1) Dollar and other valuable consideration, Valerie K. Frericks, a single person, does hereby Convey to Tina Marie Bosler Waggoner, a single person, the following described real estate in Delaware County, Iowa:

> That Part of the East One-Half (E½) of the Southwest Quarter (SW¼) of Section Eighteen (18), Township Eighty Seven (87) North, Range Three (3), West of the Fifth Principal Meridian described as commencing at the Southeasterly Corner of Elmwood Lot in H.A. Carter's Third Addition to Hopkinton, Iowa, thence Southeasterly along the Northerly Line of the Third Street Seventy Three and Five-Tenths (73.5) Feet, thence Northeasterly at Right Angles One Hundred Seventy Two (172.0) Feet to the Southerly Line of Lot Ten (10), Block Ten (10), of said H.A. Carter's Third Addition, thence Northwesterly along said line Seventy Three and Five-Tenths (73.5) Feet, thence Southwesterly One Hundred Seventy Two (172.0) Feet to the Point of Beginning; and the Easterly Fifty-One and Five-Tenths (51.5) Feet of Elmwood Lot H.A. Carter's Third Addition to Hopkinton, Iowa, According to Plat Recorded in Book 19 L.D., Page 104A.

Grantor Hereby Covenants with grantee, and successors in interest, that grantor holds the real estate by title in fee simple; that she 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; and grantor Covenants to Warrant and Defend the real estate against the lawful claims of all persons. The undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Dated: 7/2/14

Valerie K. Frericks (Grantor)

STATE OF IOWA, COUNTY OF LINN
Instrument acknowledged before me on 7-2-14, by Valerie K. Frericks, a single person.

MATTHEW J. KRIEGEL
COMMISSION NUMBER 735911
MY COMMISSION EXPIRES
7-22-17

Notary Public in and for the State of Iowa