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Carla K. Becher Auditor
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Book 2014 Page 2737

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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Legal Description on Page 2

ENV

©THE IOWA STATE BAR ASSOCIATION Official Form No. 101 - August 2013	Larry J. Thorson	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

Return To: Larry J. Thorson, 4056 Glass Road NE, Cedar Rapids, IA 52402, (319) 393-9090
Preparer: Larry J. Thorson, 4056 Glass Road NE, Cedar Rapids, IA 52402, (319) 393-9090
Taxpayer: Darrel E. Berry & Janet Berry, 21265 258th, Delhi, IA 52223-8442

WARRANTY DEED

For the consideration of one Dollar(s) and other valuable consideration,
Darrel E. Berry and Janet Berry, husband and wife
do hereby
Convey to Darrel E. Berry and Janet M. Berry, as Trustees of The Darrel E. Berry and Janet M. Berry Revocable Trust dated June 5, 2014 the
following described real estate in Delaware County, Iowa:
See legal description on page two attached hereto and by this reference made a part hereof. This deed is exempt according to Iowa Code 428A.2(21).

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: 10/22/14

Darrel E. Berry (Grantor)

Janet Berry (Grantor)

STATE OF ARIZONA ~~IOWA~~, COUNTY OF Maricopa

This record was acknowledged before me this 22 day of October, 2014, by Darrel E. Berry and Janet Berry, husband and wife.

Rebecca Macubbin
Notary Public
Maricopa County, Arizona
My Comm. Expires 01-04-18

Signature of Notary Public

(This form of acknowledgment for individual grantor(s) only)

LEGAL DESCRIPTION:

PARCEL C * a Part of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section Twenty-four (24), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, being the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) except Cedar Acres Subdivision as recorded in Book 4 of Plats, Page 135 in the Office of the Delaware County Recorder and except the North 13 acres of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4), containing 22.58 acres, subject to easements of record, and more specifically described by metes and bounds as follows:

* According to Plat recorded in Book 6 Page 199 Plats

COMMENCING at the South Quarter (S 1/4) Corner of Section Twenty-four (24), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa; thence along the Easterly line of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of said Section Twenty-four (24), North 01°-45'-00" East 1322.5 feet to the Southeast Corner of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of said Section Twenty-four (24); thence along the Southerly line of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of said Section Twenty-four (24) South 89°-46'-25" West 825.9 feet to the POINT OF BEGINNING; thence continuing along said Southerly line North 89°-46'-25" West 492.7 feet to the Southwesterly Corner of said Quarter-Quarter Section; thence along the Westerly line of said Quarter-Quarter Section North 01°-22'-55" East 965.9 feet to the Southwesterly Corner of the North 13 acres of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of said Section Twenty-four (24); thence along the Southerly line of said North 13 acres South 87°-23'-05" East to the Easterly line of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of said Section Twenty-four (24) 1,315.1 feet; thence along said Easterly line South 01°-09'-15" West 688.3 feet to the Northeasterly Corner of Lot Thirty-two (32) of Cedar Acres Subdivision as recorded in Book 4 of Plats, Page 135 in the Office of the Delaware County Recorder; thence along the Northeasterly line of Lots Twenty-seven (27), Twenty-eight (28), Twenty-nine (29), Thirty (30), Thirty-one (31) and Thirty-two (32) of said Cedar Acres North 58°-58'-35" West 647.3 feet to Interstate Power Monument No. 236; thence along the Westerly line of said Lot Twenty-seven (27) South 07°-10'-25" West 383.1 feet to Interstate Power Monument No. 235, the Southwesterly Corner of said Lot Twenty-seven (27) and the Northerly most Corner of Lot Twenty-Six (26) of said Cedar Acres; thence along the Northwesterly line of Lot Twenty-four (24), Twenty-five (25) and Twenty-six (26) of said Cedar Acres Subdivision South 52°-48'-10" West 286.1 feet to the POINT OF BEGINNING; containing 22.58 acres and subject to easements of record. The Southerly line of the Southwest Quarter (SW 1/4) of Section Twenty-four (24), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian is assumed to bear North 90°-00'-00" West.

AND ALSO

Lots Twenty Four (24), Twenty Five (25), Twenty Six (26), Twenty Seven (27), Twenty Eight (28), Twenty Nine (29), Thirty (30), Thirty One (31) and Thirty Two (32) of the Plat of Cedar Acres Subdivision in the SW¼, Section 24, T88N, R5W of the 5th P.M. Delaware County, Iowa, according to plat recorded in Book 4 Plats, Page 135.

TOGETHER WITH Road Easement recorded on December 31, 1992 in Book 7 on Page 6 in the office of the Recorder of Delaware County, Iowa.