Book 2015 Page 647

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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 23rd day
of March AD 2015
Carla K. Becker, Auditor
By R. H. Dobrand, Deputy

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Return To: Thomas J. Hanson, 401 E Main Street , Manchester, IA 52057
Preparer: Thomas J. Hanson, 401 E Main Street , Manchester, IA 52057, Phone: (563) 927-5920
Taxpayer: Dorothy M. Lyness, PO Box 44, Ryan, IA 52330

WARRANTY DEED

For the consideration of $1.00 Dollar(s) and other valuable consideration,
Dorothy M. Lyness, a single person
do hereby
Convey to Dorothy M. Lyness, as Trustee of the Dorothy M. Lyness Revocable Trust Agreement
Dated March 19, 2015 the
following described real estate in Delaware County, Iowa:
See attached legal description. pages 2 & 3

This is a deed in which the consideration is less than $500.00. Exemption 21 applies.

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: March 19, 2015

x Dorothy M. Lyness
Dorthy M. Lyness (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE
This record was acknowledged before me this 19 day of March, 2015, by Dorothy M. Lyness, a single person.

THOMAS J. HANSON
Commission Number 115040
My Commission Expires
September 22, 2016

Signature of Notary Public

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

Parcel No.1

The Southeast Quarter (SE¼) of Section Thirteen (13), Township Eighty Seven (87) North, Range Six (6), West of the 5th P.M., except railway company's right-of-way across said land and except that portion thereof conveyed to the State of Iowa for highway purposes pursuant to deed recorded in Book 95, L.D., Page 185 of the records of the Delaware County Recorder; and further excepting the following parcels of real estate:

A. Parcel B, part of the Southeast Quarter (SE¼) of 13-87-6, according to plat recorded in Book 8 Plats, Page 17 of the records of the Delaware County Recorder;

B. Parcel C, part of the Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) of 13-87-6, according to plat recorded in Book 8 Plats, Page 166 of the records of the Delaware County Recorder;

C. Parcel E, part of the Northwest Quarter (NW¼) of the Southeast Quarter (SE¼) of 13-87-6, according to plat recorded in Book 2002, Page 4386 of the records of the Delaware County Recorder now known as Steffen First Addition to the City of Ryan, Iowa according to plat recorded in Book 2003, Page 1364 of the records of the Delaware County Recorder.

D. The South one hundred twenty two (122) feet of the North one hundred fifty five (155) feet of the West one hundred twenty (120) feet of the East two thousand one hundred fifty five and forty five hundredths (2155.45) feet of the North one-half (N½) of the Southeast Quarter (SE¼) of 13-87-6;

E. Lyness First Addition to the City of Ryan, Iowa, in Book 3, Page 195.

F. Commencing at a point 35.5 feet East of the Northwest corner of the Northeast Quarter (NE¼) of the Southeast Quarter (SE¼), Section Thirteen (13), Township Eighty Seven (87) North, Range Six (6), West of the Fifth Principal Meridian, thence continuing East on the North line of the Northeast Quarter (NE¼) Southeast Quarter (SE¼), (also being the South line of South Street of Ryan, Iowa), a distance of 50 feet, thence South at right angles to said North line a distance of 50 feet, thence West 50 feet, thence North 50 feet to the point of beginning.

G. That part of the Southeast Quarter (SE¼) of Section Thirteen (13), Township Eighty Seven (87) North, Range Six (6), West of the Fifth Principal Meridian, described as follows: Commencing at the intersection of the North line of said quarter section with the West line of the right-of-way of the Illinois Central railway, thence West along the North line of said quarter section a distance of 100 feet, to an existing lane, thence South along the East side extended of said existing lane a distance of 236 feet, thence East a distance of 15 feet to the West line of said Illinois Central Railway right-of-way, thence Northeasterly along the West line of said Illinois Central railway right-of-way to the point of beginning.

H. Parcel J part of NE ¼ - SE ¼ Section 13, T87N, R6W of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2012, Page 3399.

I. Parcel "D" Part of the Southeast Quarter of Section 13, Township 87 North, Range 6 West Delaware County, Iowa, according to plat recorded in Book 2002, Page 1247.

Parcel No. 2

Lot Four (4) in Keegan's Subdivision to Ryan, Iowa, being part of the Southwest Quarter of the Northeast Quarter of Section Thirteen (13), Township Eighty Seven (87) North, Range Six (6), West of the 5th P.M.