Entered for taxation 16th day
of July A D 2015
Carla K. Bockes, Auditor
By B. Hildebrand, Deputy

Recorded: 7/15/2015 at 4:02:30.0 PM
Fee Amount: $22.00
Revenue Tax: $0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2015 PG: 1872

Legal Description on page 3

WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form #101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Jon M. McCright, 526 2nd Avenue S.E., Cedar Rapids, IA 52401, Phone: (319) 365-9101

Taxpayer Information: (Name and complete address)
Ronald W. Boss, 5695 Hills Mill Rd., Coggon, IA 52218

Return Document To: (Name and complete address)
Jon M. McCright, 526 2nd Avenue S.E., Cedar Rapids, IA 52401, Phone: (319) 365-9101

Grantors:
Ronald W. Boss
Margaret L. Boss

Grantees:
Ronald W. Boss, Trustee of the Ronald W. Boss Revocable Trust

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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THE IOWA STATE BAR ASSOCIATION Official Form No. 101	Jon M. McCright	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Ronald W. Boss and Margaret L. Boss, husband and wife do hereby Convey to Ronald W. Boss, Trustee of the Ronald W. Boss Revocable Trust dated February 24, 2015 the following described real estate in Delaware County, Iowa:
An undivided one-half interest in and to the real estate described in the attached Exhibit A

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: Feb 24, 2015

Ronald W Boss
Ronald W. Boss (Grantor)

Margaret L Boss
Margaret L. Boss (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF LINN

This record was acknowledged before me this 24 day of February, 2015, by Ronald W. Boss and Margaret L. Boss, husband and wife

JON M. McCRIGHT
Commission Number 763270
My Commission Expires
3-0-15

Signature of Notary Public

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NEfr¼, Sec. 1, Twp. 87N, R6, W of 5 PM, Del Co, IA; excepting therefrom

That part of the SE¼ NEfr¼, Sec. 1, Twp 87N, R6, W of 5 PM desc as comm at the intersection of S line of said SE¼ NEfr¼ with W line of r.o.w. of IA Hwy #13, thence Northerly along said r.o.w. a distance of 540', thence Westerly a distance of 506', thence Southerly a distance of 540' to a point on S line of said SE¼ NEfr¼ that is 506' W of the point of beg, thence E 506' to point of beg; and further excepting therefrom:

All that part of NEfr¼ of said Sec 1 lying Easterly of a line beginning at a point 120.7' Westerly of NE cor of said NEfr¼ on the N line thereof; thence S 0°19' E, 504.6'; thence S 1°06½' E, 1561.7'; thence S 2°45½' E, 173.6' to a point on a present fence line; thence S 1°06½' E, 163.3' to a point on a present fence line; thence S 0°07' E, 289.1' to a point 75.6' Westerly of the SE cor of said NEfr¼ on the S line thereof, containing 6.19 acres, more or less, including 2.04 acres, more or less, in the present established road;