Entered for taxation 16th day
of July A D 2015
Carla K. Becker, Auditor
By S. Hilgerdt, Deputy

**Recorded: 7/15/2015 at 4:02:31.0 PM**
**Fee Amount: $22.00**
**Revenue Tax: $0.00**
**Delaware County, Iowa**
**Daneen Schindler RECORDER**
**BK: 2015 PG: 1873**

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)
Margaret L. 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:**
Margaret L. Boss, Trustee of the Margaret L. 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 Margaret L. Boss, Trustee of the Margaret L. 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 (Grantor)

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 703270
My Commission Expires
3-7-15

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;