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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 21st day of October A.D. 2015
Sarah Butler Auditor
By: V. Hildebrand Deputy

# WARRANTY DEED

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

**Preparer Information:** (Name, address and phone number)
Thomas J. Hanson , 401 East Main Street, Manchester, IA 52057, Phone: (563) 927-5920

**Taxpayer Information:** (Name and complete address)
Jim Harbach Investments, LLC, 945 E Main Street, Manchester, IA 52057

**Return Document To:** (Name and complete address)
Thomas J. Hanson, 401 E Main Street, Manchester, IA 52057

**Grantors:**
James B. Harbach

**Grantees:**
Jim Harbach Investments, LLC

**Legal description:** 3

**Document or instrument number of previously recorded documents:**

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| THE IOWA STATE BAR ASSOCIATION<br>Official Form No. 101 | Thomas J. Hanson | FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER |
|---|---|---|

# WARRANTY DEED

For the consideration of $1.00 Dollar(s) and other valuable consideration, James B. Harbach, a single person do hereby Convey to Jim Harbach Investments, LLC the following described real estate in Delawre County, Iowa:
See attached legal description

This deed is exempt according to Iowa Code 428A.2(15).

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: October 29, 2015

James B. Harbach (Grantor)

(Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me this 29th day of October, 2015, by James B. Harbach, a single person.

THOMAS J. HANSON
Commission Number 11[illegible]0
My Commission Expires
September 22, 2016

Signature of Notary Public

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**Legal Description**
**Jim Harbach Investments, LLC**

Parcel 2015-76 Part of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE ¼), Section Thirty-one (31), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, in the City of Manchester, Delaware County, Iowa, and Parcel 2015-77 Part of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE 1/4), Section Thirty-one (31), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, in the City of Manchester, Delaware County, Iowa, according to Amended Plat of Survey recorded in Book 2015, Page 2044.

Together with all the Grantor's right, title and interest in and to a permanent access easement over and across the North 50 feet of the following described real estate as reserved in Warranty Deed recorded in Book 126, L.D., Page 193 of the records of the Delaware County Recorder: That part of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section Thirty-one (31), Township 89 North, Range 5, West of the Fifth P.M., Delaware County, Iowa, described as commencing at the North Quarter corner of said Section 31, thence North 89° 59' 00" East along the North line of Section 31, 1317.80 feet, thence South 0° 07' 16" East 80.13 feet to the South highway right of way line, the point of beginning; thence South 0° 07' 16" East along the West line of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of said Section 31, 692.50 feet to the North line of an easement, thence North 89° 59' 00" East along the North line of said easement 205.33 feet, thence North 0° 07' 16" West 692.50 feet, thence South 89° 59' 00" West along the South highway right of way line 205.33 feet to the point of beginning. Said parcel containing 3.26 acres. The North line of Section 31 is assumed to bear North 89° 59' 00" East.