Entered for taxation 16th day
of November AD 2015
Carla K. Becker, Auditor
By V. H. Lehrens, Deputy

Book 2015 Page 3103

Document 2015 3103 Type 03 001 Pages 3
Date 11/13/2015 Time 3:52:27PM
Rec Amt $17.00 Aud Amt $5.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

©THE IOWA STATE BAR ASSOCIATION Official Form No. 103 - May 2006	Todd J. Locher	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

Return To: Todd J. Locher, 202 2nd Avenue NW, Box 7, Farley, IA 52046, (563) 744-3359
Preparer: Todd J. Locher, 202 2nd Avenue NW, Box 7, Farley, IA 52046, (563) 744-3359
Taxpayer: Irvin and Madonna Sellner, 603 Northern Avenue, Earlville, IA 52041

WARRANTY DEED - JOINT TENANCY

For the consideration of Ten ($10.00) Dollar(s) and other valuable consideration, Irvin L. Sellner and Madonna A. Sellner, husband and wife, do hereby Convey to Irvin L. Sellner and Madonna A. Sellner, husband and wife, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Delaware County, Iowa:

See 1 in Addendum

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: 11-2-2015

Irvin L. Sellner (Grantor)

Madonna A. Sellner (Grantor)

STATE OF IOWA, COUNTY OF DUBUQUE

This instrument was acknowledged before me on 11-2-2015, by Irvin L. Sellner and Madonna A. Sellner, husband and wife.

TODD J. LOCHER
Commission Number 176419
My Comm. Exp. 10-12-2018

Todd J. Locher, Notary Public

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

Addendum

1. All that part of the E 1/2 of NE 1/4 of Sec. 24, T89N, R4W of 5th P.M., lying South of the railroad right of way; The South 1/2 of the SE 1/4, the NE 1/4 of SE 1/4 and the SE 1/4 of NW 1/4 of SE 1/4 and a strip of land 8 rods wide from the East side of the SW 1/4 of NW 1/4 of SE 1/4, in Sec. 24, T89N, R4W, except a strip of land 8 rods wide from the South side of the SW 1/4 of SE 1/4 of said Sec. 24 commencing at the SW corner of said SW 1/4 SE 1/4 and running East 40 rods to center of Plum Creek; East 1/2 of SW 1/4 of NE 1/4 of Sec. 24 (20 acres); W 1/2 of SW 1/4 of NE 1/4 of Sec. 24 except that part which lies West of the road being the Delhi & Colesburg Road; all that part of the SE 1/4 of NW 1/4 of Sec. 24 which lies East of the Delhi & Colesburg Road; all that part of the NW 1/4 of the NE 1/4 of Sec. 24 lying South of the C.G.W. R.R. Right of Way and East of the Delhi & Colesburg Road; and that part of the N 1/2 of the NW 1/4 of the SE 1/4 and the N 1/2 of the NE 1/4 of the SW 1/4 of Sec. 24, T89N, R4W of the 5th P.M., that is enclosed by boundary lines described as follows: Beginning at the NE corner of the N 1/2 of the NW 1/4 of SE 1/4 of Sec. 24 aforesaid and runnng thence South on East line thereof 360 feet, thence West 40 rods, thence North 60 feet, thence West to the East line of the Delhi & Colesburg Road running North and South through the NE 1/4 of SW 1/4 of Sec. 24 aforesaid, thence North along the East line of said Delhi & Colesburg Road to the North line of the S 1/2 of Sec. 24 aforesaid, thence East along the North line of the S 1/2 of Sec. 24, aforesaid to the place of beginning (76 acres more or less) EXCEPT real estate described in the attached Exhibit "A" which is the description contained in a Warranty Deed dated January 28, 1979 and filed February 29, 1980 in Book 107, page 187 of the Delaware County Recorder's Office (See attached Exhibit "A"). Also Except Parcel C and part of the SE 1/4 of the SE 1/4 of Section 24, Township 89 North, Range 4 of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2004, Page 4523.

This deed is exempt according to Iowa Code 428A.2(11).

EXHIBIT "A"

All that part of the West 1/2 of the NE 1/4 of Section 24 which lies South of the C.G.W. R.R. right of way and East of the Delhi and Colesburg Road, EXCEPT the East 555.72 feet of said West 1/2 of the NE 1/4 of Section 24, AND EXCEPT a parcel approximately 0.4 acres in area described as follows: Commencing at the point where the Easterly line of the paved portion of Delhi and Colesburg Road right of way meets the Southerly line of C.G.W. R.R. track (not right of way), thence Southwesterly approximately 225 feet along the Easterly line of the Delhi and Colesburg Road pavement to an iron pin which shall be the point of beginning, thence East approximately 100 feet to a second iron pin, thence approximately 220 feet North to the C. G. W. R.R. right of way, thence Northwesterly approximately 59 feet along the Southerly line of said railroad right of way to its point of intersection with the Delhi and Colesburg Road right of way, thence Southwesterly along the East line of said Delhi and Colesburg Road right of way to point of beginning (said approximate 0.4 acre parcel located in the NW 1/4 of the NE 1/4 of Section 24);

Also all that part of the SE 1/4 of the NW 1/4 of Section 24 which lies East of the Delhi and Colesburg Road;

Also all that part of the North 1/2 of the NW 1/4 of the SE 1/2 and that part of the North 1/2 of the NE 1/4 of the SW 1/4 of Section 24, that is enclosed by boundary lines described as follows: Commencing at the Northeast corner of the North 1/2 of the NW 1/4 of the SE 1/4 of Section 24 aforesaid, thence South on the East line thereof 360 feet, thence West 555.72 feet to point of beginning, thence West 104.28 feet, thence North 60 feet, thence West to the Easterly line of Delhi and Colesburg Road running Northerly and Southerly through the NE 1/4 of the SW 1/4 of Section 24 aforesaid, thence Northeasterly along the Easterly line of said Delhi and Colesburg Road to the North line of the South 1/2 of Section 24, thence East along the North line of the South 1/2 of Section 24 to a point 555.72 feet West of the Northeast corner of the North 1/2 of the NW 1/4 of the SE 1/4 of Section 24 aforesaid, thence South 360 feet to point of beginning;

All above described parcels being in Township 89 North, Range 4 West of the 5th P.M. in Delaware County, Iowa, 36 acres more or