Entered for taxation 31st day
of December AD 2015
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Book 2015 Page 3519

Document 2015 3519 Type 03 001 Pages 2
Date 12/30/2015 Time 1:30:32PM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $366.40
Rev Stamp# 465

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED

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

Preparer Information: (Name, address and phone number)
David C. Tracey, 105 N. Franklin St., P.O. Box 279, Manchester, IA 52057, Phone: (563) 927-4925

Taxpayer Information: (Name and complete address)
Randy C. Marquardt and Dale Childs Partners, 1163 Candle Road, Manchester, Iowa 52057

Return Document To: (Name and complete address)
Randy C. Marquardt and Dale Childs Partners, 1163 Candle Road, Manchester, Iowa 52057

Grantors:
Betty J. Wacker

Grantees:
Randy C. Marquardt
Dale Childs Partners

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	David C. Tracey	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

WARRANTY DEED

For the consideration of 229,500.00 Dollar(s) and other valuable consideration,
Betty J. Wacker, a Single Person,
do hereby Convey to Randy C. Marquardt, a Single Person, and Dale Childs Partners, an Iowa general partnership, as Tenants in Common the following described real estate in Delaware County, Iowa:
The West 120 acres of the Southeast Quarter (SE¼) and the East Thirty-nine (39) rods of the Northeast Quarter (NE¼) of the Southwest Quarter (SW¼) of Section Thirty-two (32), Township Eighty-nine (89) North, Range Six (6), West of the Fifth P.M., Delaware County, Iowa, containing 135 acres, more or less.

This deed is in full satisfaction of that certain contract between the parties dated 3/30/1992 and filed for record on the same date in Book 129, Page 170 and also amendment to contract dated 8/8/2007 and filed for record 8/20/2007 in Book 2007, Page 2685.

Exemption #1 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: May 19, 2015

Betty J. Wacker
Betty J. Wacker (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE
This record was acknowledged before me this 20th day of May, 2015, by Betty J. Wacker, a single person.

NOTARIAL SEAL IOWA
JANICE RUSS
COMMISSION # 176244
MY COMMISSION EXPIRES
9-29-15

Janice Russ
Signature of Notary Public

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