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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 2nd day
of March AD 2016
Carla K. Boeckman, Auditor
By P. Hilgerdt, Deputy

WARRANTY DEED

(Joint Tenancy)

THE IOWA STATE BAR ASSOCIATION
Official Form #103
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)
Curtis D. and Mary A. Maurer, 1918 215th Street, Manchester, IA 52057

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

Grantors:
Donald E. Maurer
Gail M. Maurer

Grantees:
Curtis D. Maurer
Mary A. Maurer

Legal description: See Page 3

Document or instrument number of previously recorded documents:

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THE IOWA STATE BAR ASSOCIATION Official Form No. 103	Thomas J. Hanson	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

WARRANTY DEED - JOINT TENANCY

For the consideration of $1.00 Dollar(s) and other valuable consideration, Donald E. Maurer and Gail M. Maurer, husband and wife do hereby Convey to Curtis D. Maurer and Mary A. Maurer, 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 attached legal description.

This deed is given in fulfillment of a recorded Real Estate Contract between the parties dated May 18, 1995 and filed May 22, 1995 in Book 135, L.D., Page 28.

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: 2-25-2016

Donald E. Maurer (Grantor)

Gail M. Maurer (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me this 25th day of February, 2016, by Donald E. Maurer and Gail M. Maurer, husband and wife.

COLLEEN MEYER
Notarial Seal - Iowa
Commission # 704820
My Commission Expires 06-28-16

Signature of Notary Public

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LEGAL DESCRIPTION

18.64 acres in the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section Thirty-Three (33), Township Eighty-Nine North (T89N), Range Five West (R5W) of the Fifth P.M., Delaware County, Iowa, more particularly described as:

That part of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section Thirty-Three (33), Township Eighty-Nine North (T89N), Range Five West (R5W) of the Fifth P.M., Delaware County, Iowa, described as commencing at the Northeast corner of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of said Section Thirty-Three (33), thence South 0°-59' East 719.8 feet along the East line of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of said Section Thirty-Three (33), thence North 83°-04' West 775.5 feet, thence Westerly 578.35 feet along a 1,562 foot radius curve, concave Northerly, thence North 0°-02' West 436.4 feet, along the West line of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of said Section Thirty-Three (33), thence North 89°-59' East 1300.8 feet along the North line of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of said Section Thirty-Three (33) to the point of beginning, said parcel containing approximately 18.64 acres subject to road right of way and easements of record. The North line of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of said Section Thirty-Three is assumed to bear North 89°-59' East, excepting therefrom the following described parcel:

All that part of the West three hundred forty (340.0) feet of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section Thirty Three (33), Township Eighty Nine (89) North, Range Five (5), West of the 5th P.M., which lies Northerly of Iowa Highway #520, containing 4.0 acres, more or less.

All that part of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) and the East Half (E 1/2) of the Southeast Quarter (SE 1/4) lying South of the center of the Delhi and West Union State Road in Section Thirty Three (33) and the West Half (W 1/2) of the Southwest Quarter (SW 1/4) and the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) and all that part of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) lying South of the Illinois Central Railroad right-of-way in Section Thirty Four (34), except that part thereof conveyed to the State of Iowa by Warranty Deed recorded in Book 90 L.D., Page 88; all in Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., subject to easements and highways of record;

Lot Three (3) of W. C. Mawe Subdivision, a Subdivision of Part of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Thirty Two (32) and part of the West One-Half (W 1/2) of the Northwest Quarter (NW 1/4) of Section Thirty Three (33), all in Township Eighty Nine North (T89N), Range Five West (R5W) of the Fifth P.M., City of Manchester, Iowa, except the following described real estate:

Parcel I, part of Lot Three (3) of W.C. Mawe Subdivision of part of the Northeast Quarter (NE 1/4) of Section Thirty Two (32) and part of the West One-Half (W 1/2) of the Northwest Quarter (NW 1/4) of Section Thirty Three (33), all in Township Eighty Nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian , City of Manchester, Delaware County, Iowa, as recorded in Book 4 of Plats, Page 144 in the Office of the Delaware County Recorder, subject to easements of record, containing a total of 0.80 acres.