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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 10th day of March A.D. 2016
Carla K. Becker, Auditor
By D. Heidebrecht, Deputy

©THE IOWA STATE BAR ASSOCIATION Official Form No. 101 - August 2013	Thomas J. Hanson	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

Return To: Thomas J. Hanson, 401 East Main Street, Manchester, IA 52057
Preparer: Thomas J. Hanson, 401 East Main Street, Manchester, IA 52057, Phone: (563) 927-5920
Taxpayer: Judith A. Digmann, 6442 Route 136, Worthington, Iowa 52078

WARRANTY DEED

For the consideration of $1.00 Dollar(s) and other valuable consideration,
Judith Digmann a/k/a Judy A. Digmann a/k/a Judith Ann Digmann, a single person
Digmann do hereby
Convey to Judith Digmann as Trustee of the Judith Revocable Trust Agreement Dated March 9, 2016 the
following described real estate in Delaware County, Iowa:
See attached legal description - Page 2

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: March 9, 2016

Judith Digmann (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me this 9th day of March, 2016, by Judith Digmann a/k/a Judy A. Digmann a/k/a Judith Ann Digmann, a single person.

THOMAS J. HANSON
Commission Number 115040
My Commission Expires
September 22, 2016

Signature of Notary Public

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

1. The Southeast Quarter (SE¼) of the Northwest Quarter (NW¼) except commencing at the Southwest corner of said Southeast Quarter (SE¼) of the Northwest Quarter (NW¼) and running thence North 0° 50' East three hundred (300.0) feet along the West line of said Southeast Quarter (SE¼) of the Northwest Quarter (NW¼), thence East seven hundred twenty six (726.0) feet, thence South 0° 50' West three hundred (300.0) feet to the South line of said Southeast Quarter (SE¼) of the Northwest Quarter (NW¼), thence West seven hundred twenty six (726.0) feet on said South line to the point of beginning, and further excepting that part described as commencing at a point one thousand twelve (1012.0) feet East from the Northwest corner of said Southeast Quarter (SE¼) of the Northwest Quarter (NW¼) and running thence South two hundred eight and seventy one one-hundredths (208.71) feet, thence East two hundred eight and seventy one one-hundredths (208.71) feet, thence North two hundred eight and seventy one one-hundredths (208.71) feet, thence West on the North line of said Southeast Quarter (SE¼) of the Northwest Quarter (NW¼) two hundred eight and seventy one one-hundredths (208.71) feet to the point of beginning; and all that part of Lot Three (3) of the Subdivision of the Southeast Quarter (SE¼) of the Northeast Quarter (NE¼) lying North of the Railroad right-of-way and West of the public highway; and all that part of the Southwest Quarter (SW¼) of the Northeast Quarter (NE¼) lying North of the Railroad right-of-way; all in Section Thirty Six (36), Township Eighty Eight (88) North, Range Three (3), West of the Fifth P.M., excepting therefrom that part described as commencing at the Northwest corner of the Southwest Quarter (SW¼) of the Northeast Quarter (NE¼) and running thence West ninety five and sixty nine one-hundredths (95.69) feet, thence South two hundred eight and seventy one one-hundredths (208.71) feet, thence East two hundred eight and seventy one one-hundredths (208.71) feet, thence North two hundred eight and seventy one one-hundredths (208.71) feet to the North line of the Southwest Quarter (SW¼) of the Northeast Quarter (NE¼), thence West one hundred thirteen and two one-hundredths (113.02) feet to the point of beginning; also except that part of said Lot Three (3) described as commencing at the Westernmost corner of Lot Two (2) of said Subdivision, thence North 35° 33' 40" West one hundred ninety two and forty three hundredths (192.43) feet to the North line of the Southeast Quarter (SE¼) of the Northeast Quarter (NE¼) of said Section Thirty Six (36), thence North 85° 32' 00" West one hundred fifty three and fifty eight hundredths (153.58) feet, thence South 36° 36' 00" West two hundred seventy eight and one hundredth (278.01) feet, thence South 41° 18' 10" West two hundred twenty five and fifty hundredths (225.50) feet, thence Northeasterly two hundred fourteen and ninety four hundredths (214.94) feet along a one thousand three hundred eleven and nineteen hundredths (1311.19) foot radius curve, concave Northwesterly and tangent to the following course, thence North 73° 28' 50" East four hundred sixteen and seventy six hundredths (416.76) feet, thence North 35° 33' 40" West thirty four and ninety one hundredths (34.91) feet to the point of beginning,

EXCEPT: A parcel in the SW¼ of the NE¼ of Section 36, Township 88 North, Range 3 West, described as follows:
Commencing at the Northwest corner of the SW¼ of the NE¼ of said Section 36, thence East along the 1/4, 1/4 section line 482.0 feet to the point of beginning, thence East 400.0 feet thence South along an existing fence line 1059.00 feet to the Former Right of Way line of the C.M. St. P & P Railroad, then South 41° 18' 50" West along said Right of Way line 394.0 feet to the South line of the SW¼ of the NE¼ thence West along said line 532.5 feet, thence North 41° 18' 50" East 594.80 feet, thence North 908.20 feet to the point of beginning.