Entered for taxation 5th day
of July A D 2016
Carla K Becker Auditor
By aRowe Deputy

Recorded: 7/1/2016 at 8:11:25.0 AM
Fee Amount: $17.00
Revenue Tax: $0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2016 PG: 1689

Prepared by: Matthew J. Hektoen, Simmons Perrine Moyer Bergman PLC
and return to: 115 Third Street - Suite 1200, Cedar Rapids, Iowa 52401 (319) 366-7641

SPACE ABOVE THIS LINE FOR RECORDER

Address Tax Statements: Larry and Mary Lee Matteson, PO Box 667, Burlington, IA 52601

SPECIAL WARRANTY DEED

For the consideration of one dollar and other valuable consideration, CARA L. MATTESON, a single person, does hereby convey to LARRY MATTESON AND MARY LEE MATTESON, husband and wife, as Joint Tenants with full rights of survivorship and not as Tenants in Common, all of her right, title and interest in the following described real estate in Delaware County, Iowa:

See Exhibit "A"

together with and subject to easements, covenants, conditions and restrictions of record.

Grantor does hereby covenant with grantee and successors in interest to warrant and defend the real estate against the lawful claims of all persons claiming by, through or under them, 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.

This deed is exempt from transfer tax pursuant to Iowa Code Section 428A.2(1) and for the same reason is exempt from the requirements of a declaration of value and a groundwater hazard statement.

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: June 21, 2016.

Cara L. Matteson
Cara L. Matteson

STATE OF IOWA, COUNTY OF LINN, ss:

This instrument was acknowledged before me on the 21st day of June, 2016 by CARA L. MATTESON, a single person.

JOY MICK
Commission Number 736185
My Commission Expires
8/19/2017

Notary Public in and for said State
My Commission Expires: 8/19/2017

EXHIBIT "A"

That part of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of Section Twenty-Nine (29), Township Eighty Nine (89), Range Five (5), West of the Fifth P.M., and of Lots Ten (10) and Sixteen (16) of Railroad Addition to Manchester, Iowa, described as commencing at a point one hundred fifty (150.0) feet North of the Southwest corner of Lot Twenty Seven (27) of Burrington's Addition to Manchester, Iowa, and running thence North along the west line of Lots Twenty Eight (28) and Twenty Nine (29) of said Burrington's Addition a distance of one hundred fifty (150.0) feet, thence West nineteen (19) rods, thence South to the North line of Lot Sixteen (16) of said Railroad Addition, thence West to the Northwest corner of said Lot Sixteen (16), thence South along the West line of said Lot Sixteen (16) to a point directly West of point of beginning, thence East to the point of beginning, except part thereof conveyed by Quit Claim Deed recorded in Book 35, T.L.D., Page 132.