Entered for taxation 12th day
of July AD 2016
Cedah Becker Auditor
By Rebecca Deputy

Recorded: 7/11/2016 at 9:08:44.0 AM
Fee Amount: $17.00
Revenue Tax: $295.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2016 PG: 1771

WARRANTY DEED - JOINT TENANCY

Return to: Michael A. Bowman, 114 S. Cedar St., Monticello, IA 52310
Preparer: Michael A. Bowman, 114 S. Cedar St., Monticello, IA 52310, (319) 465-5448
Taxpayer: Karl D. Gellersen, 2377 335th St., Hopkinton, IA 52237

For the consideration of One and no/100 Dollar(s) and other valuable consideration, Samuel J. Miller and Laura J. Miller, husband and wife do hereby Convey to Karl D. Gellersen and Heather M. Gellersen, 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 EXHIBIT A for full legal description

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 on 6-30-16

Samuel J Miller
Samuel J. Miller (Grantor)

Laura J. Miller
Laura J. Miller (Grantor)

STATE OF MI, COUNTY OF Barry

This record was acknowledged before me on June 30, 2016, by Samuel J. Miller and Laura J. Miller, husband and wife.

Sarah J Price
Signature of Notary Public

SARAH J PRICE
Notary Public, State of Michigan
County of Barry
My Commission Expires Mar. 21, 2019
Acting in the County of Barry

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EXHIBIT A

That part of the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of Section Thirty Two (32), Township Eighty Seven (87) North, Range Four (4), West of the Fifth Principal Meridian, described as commencing at the East Quarter corner of said Section Thirty Two (32), thence West on the South line of the Northeast Quarter (NE ¼) of said Section Thirty Two (32) a distance of four hundred forty nine and ninety one hundredths (449.91) feet to the point of beginning, thence continuing West along said South line eight hundred sixty three and fifty seven hundredths (863.57) feet to the West line of said Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼), thence North 0°50' West along said West line six hundred one and forty eight hundredths (601.48) feet, thence South 53°25' East one thousand fifty nine and forty three hundredths (1059.43) feet to the point of beginning.

Per plat recorded in Book 6 Plats Page 49