env, Dupaco Community Credit
P.O. Box 179
Dubuque, IA 52004

Entered for taxation 19th day
of July AD 2016
Carla K. Becker Auditor
By S. Hildebrand Deputy

Book 2016 Page 1830

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Rev Transfer Tax $152.80
Rev Stamp# 248

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED

(CORPORATE/BUSINESS ENTITY GRANTOR)
THE IOWA STATE BAR ASSOCIATION
Official Form No. 335
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Robert F. Shimanek, 114 S. Cedar St., P. O. Box 351, Monticello, IA 52310, (319) 465-5448

Taxpayer Information: (Name and complete address)
Crystal Weber, 3021 300th Street, Hopkinton, IA 52237

Return Document To: (Name and complete address)
Crystal Weber, 3021 300th Street, Hopkinton, IA 52237

Grantors:
Ridge Farm, LLC

Grantees:
Crystal Weber

Legal description:

Document or instrument number of previously recorded documents:

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WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of One and no/100 Dollar(s) and other valuable consideration, Ridge Farm, LLC, a(n) Limited Liability Company organized and existing under the laws of Iowa does hereby Convey to Crystal Weber, a married person

the following described real estate in DELAWARE County, Iowa:

SEE ATTACHED LEGAL DESCRIPTION.

REVENUE STAMPS - $152.80.

THIS DEED GIVEN IN FULFILLMENT OF REAL ESTATE CONTRACT DATED APRIL 14, 2016 AND RECORDED IN BOOK 2016, PAGE 1049 OF THE DELAWARE COUNTY RECORDS.

NO DECLARATION OF VALUE OR GROUNDWATER HAZARD STATEMENT REQUIRED.

The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated on July 1 2016.

Ridge Farm, LLC, a(n) Limited Liability Company

By Andrea Hall
Andrea Hall, Manager

By _____

STATE OF IOWA, COUNTY OF JONES

This record was acknowledged before me on July 1 2016, by Andrea Hall as Manager of Ridge Farm, LLC.

NOTARIAL SEAL IOWA
ROBERT E. SHIPMAN
Commission Number 402470
My Commission Expires
2-15-18

Signature of Notary Public

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LEGAL DESCRIPTION

PARCEL G – Part of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4), Section Nine (9), Township Eighty-seven North (T87N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa; containing a total of 5.52 acres more or less including 0.41 acres more or less of public road right of way, **subject to easements, reservations, restrictions, and rights of way of record and not of record** and more particularly described by metes and bounds as follows;

COMMENCING at the Southwest corner of Section Nine (9), Township Eighty-seven North (T87N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence South 89°-09'-48" East 705.86 feet along the South line of the said Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section Nine (9) to the **POINT OF BEGINNING**;

Thence North 01°-01'-06" West 491.49 feet;

Thence North 89°-33'-57" East 486.57 feet;

Thence South 01°-25'-27" East 144.72 feet;

Thence North 87°-13'-47" East 48.08 feet;

Thence South 04°-27'-33" East 145.05 feet;

Thence South 85°-58'-50" West 104.53 feet;

Thence South 02°-34'-48" East 207.52 feet to the South line of said Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section Nine (9);

Thence North 89°-09'-48" West 445.84 feet along the South line of said Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section Nine (9) to the **POINT OF BEGINNING** containing a total of 5.52 acres more or less including 0.41 acres more or less of public road right of way, **subject to easements, reservations, restrictions, and rights of way of record and not of record;**

The South line of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4), Section Nine (9), Township Eighty-seven North (T87N), Range Three West (R3W) of the Fifth Principal Meridian of Delaware County, Iowa is assumed to bear North 89°-09'-48" West.