Book 2016 Page 1929

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 26th day
of July AD 2016
Auditor
By Deputy

ENV
Prepared by: Travis J. Schroeder, 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: Jerome and Rose Krogmann: 801 Stiles Street, Manchester, IA 52057

SPECIAL WARRANTY DEED

For the consideration of one dollar and other valuable consideration, **JEROME A. KROGMANN** and **ROSE ANN KROGMANN**, husband and wife, do hereby convey to **JEROME A. KROGMANN** and **ROSE A. KROGMANN, AS CO-TRUSTEES OF THE JEROME A. KROGMANN AND ROSE A. KROGMANN REVOCABLE TRUST DATED JULY 18, 2016, AS IT MAY BE AMENDED FROM TIME TO TIME**, the following described real estate in Delaware County, Iowa:

See Exhibit "A" attached hereto and incorporated herein by reference (pages 2-4),

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

Grantors do hereby covenant with grantees 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 represents a transfer of real estate for consideration less than $500 and is therefore exempt from transfer tax pursuant to Iowa Code Section 428A.2(21), 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: July 18, 2016

Jerome A Krogmann
JEROME A. KROGMANN

Rose Ann Krogmann
ROSE ANN KROGMANN

STATE OF IOWA, COUNTY OF LINN, ss:

This instrument was acknowledged before me on the 18th day of July, 2016, by **JEROME A. KROGMANN** and **ROSE ANN KROGMANN**, husband and wife.

KYLE W. WILCOX
COMMISSION NUMBER 744278
MY COMMISSION EXPIRES
December 5, 2018

NOTARY PUBLIC – STATE OF IOWA
My Commission Expires: 12/5/2018

EXHIBIT "A"

The Southwest Quarter (SW¼) of the Northeast Quarter (NE¼), and the Northwest Quarter (NW¼) of the Southeast Quarter (SE¼), and commencing at the Southeast corner of the Northwest Quarter (NW¼) of the Northeast Quarter (NE¼) and running thence North on said quarter quarter line one (1) chain and forty five (45) links, thence running West to a point one (1) chain and fourteen (14) links North of the Southwest corner of said forty, thence South to the forty line, thence East to the place of beginning, also the South one (1) chain and fourteen (14) links of the East eleven (11) chains and twenty seven (27) links of the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼), also Lot Six (6) of the Subdivision of the Southwest Quarter (SW¼) and the South one fourth (S¼) of the Northwest Quarter (NW¼), also the East eleven (11) chains and twenty seven (27) links of the North one-half (N½) of the Southeast Quarter (SE¼) of the Northwest Quarter (NW¼), all in Section Twenty Eight (28), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., except those parts conveyed to the City of Manchester by deeds recorded in Book 23, T.L.D., Page 621; Book 23, T.L.D., Pages 621-622; Book 23, T.L.D., Pages 622-623; Book 133, L.D., Page 343; Book 134, L.D., Page 9 and Book 2001, Page 1443; also except Meadow Park A Subdivision Of Part Of The NW 1/4-NE 1/4, SW 1/4-NE 1/4, NE 1/4-NW 1/4 And The SE 1/4-NW 1/4, All Of Section 28, T89N, R5W Of The Fifth P.M., City Of Manchester, Delaware County, Iowa, according to plat recorded in Book 7 Plats, Page 188, and also except Meadow Park Second Subdivision A Subdivision Of Lot A Of Meadow Park, Section 28, T89N, R5W Of The Fifth P.M., City Of Manchester, Delaware County, Iowa, according to plat recorded in Book 2001, Page 1730;

AND

The Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of Section Twenty Eight (28), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., except commencing at the Southeast corner of said Northeast Quarter (NE¼) of the Northeast Quarter (NE¼), thence North eighty five (85) links, thence Northwesterly to a point one (1) chain forty five (45) links North of the Southwest corner of said Northeast Quarter (NE¼) of the Northeast Quarter (NE¼), thence South to the Southwest corner of said Northeast Quarter (NE¼) of the Northeast Quarter (NE¼), thence East to the place of beginning; also the Southwest Quarter (SW¼) of the Southeast Quarter (SE¼) and the Southeast Quarter (SE¼) of the Southwest Quarter (SW¼) of Section Twenty One (21), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M.; also the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼) and the Northwest Quarter (NW¼) of the Northeast Quarter (NE¼) of Section Twenty Eight (28), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., except the South one (1) chain fourteen (14) links of said Northeast Quarter (NE¼) of the Northwest Quarter (NW¼), also except that part described as commencing nine hundred sixty three (963) feet South of the Northwest corner of said Northeast Quarter (NE¼) of the Northwest Quarter (NW¼), thence East six hundred twenty eight (628) feet, thence South two hundred eighty seven (287) feet, thence West six hundred twenty eight (628) feet to the West line of said Northeast Quarter (NE¼) of the Northwest Quarter (NW¼), thence North to the point of beginning, also except commencing at the Southeast corner of said Northwest Quarter (NW¼) of the Northeast Quarter (NE¼), thence North one (1) chain forty five (45) links, thence Westerly to a point one (1) chain fourteen (14) links North of the Southwest corner of said Northwest Quarter (NW¼) of the Northeast Quarter (NE¼), thence South to the Southwest corner of said Northwest Quarter (NW¼) of the Northeast Quarter (NE¼), thence East to the point of beginning, also except that part of said Northeast Quarter (NE¼) of the Northwest Quarter (NW¼) described as

commencing at the Northwest corner of said Northeast Quarter (NE¼) of the Northwest Quarter (NW¼) and running thence South nine hundred sixty five and forty two hundredths (965.42) feet along the West line of said Northeast Quarter (NE¼) of the Northwest Quarter (NW¼), thence South 89° 21' 10" East five hundred twenty and seventy six hundredths (520.76) feet along the North right of way of East Acers Street to the point of beginning, thence North 1° 07' 06" East two hundred seventy two and twenty five hundredths (272.25) feet, thence North 88° 22' 38" East one hundred eighty six and eighty three hundredths (186.83) feet, thence South 4° 00' 17" West two hundred eighty and twelve hundredths (280.12) feet, thence North 89° 21' 10" West one hundred seventy two and fifty one hundredths (172.51) feet to the point of beginning, also except that part conveyed to the City of Manchester, Iowa, by Warranty Deed recorded in Book 134, L.D., Page 8, and also except Meadow Park Third Subdivision, City of Manchester, Delaware County, Iowa, according to plat recorded in Book 2004, Page 1912;

AND

The East one-half (E½) of the Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) of Section Twenty Eight (28), except the South two hundred seventy four (274) feet thereof, all in Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M.; also Lot Two (2) of Sub. Of N.E.¼ of S.E.¼, Sec. 28, T.89N., R.5W. of 5 P.M., according to plat recorded in Book 5 Plats, Page 37;

AND

Lot One (1) of Sub. Of N.E.¼ of S.E.¼, Sec. 28, T.89N., R.5W. of 5 P.M., according to plat recorded in Book 5 Plats, Page 37;

AND

The Southeast Quarter (SE¼) of the Northeast Quarter (NE¼) and that part of the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of Section Twenty Eight (28), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M. described as commencing at the Southeast corner of said Northeast Quarter (NE¼) of the Northeast Quarter (NE¼), and running thence North eighty five (85) links, thence Northwesterly to a point one (1) chain and forty five (45) links North of the Southwest corner of said Northeast Quarter (NE¼) of the Northeast Quarter (NE¼), thence South to the Southwest corner of said Northeast Quarter (NE¼) of the Northeast Quarter (NE¼), thence East to the point of beginning;

AND

Lot Eight (8), except the West seven (7.0) feet thereof, of Hawker's First Addition to Manchester, Iowa, according to plat recorded in Book 2 Plats, Page 78, as resurveyed by plat recorded in Book 2 Plats, Page 145;

AND

That part of Lot Nine (9) of Hawker's First Addition to Manchester, Iowa, according to plat recorded in Book 2 Plats, Page 78, as resurveyed by plat recorded in Book 2 Plats, Page 145, described as commencing at the Northwest corner of Lot Two (2) of said Addition, running thence North parallel to the West line of said Lot Nine (9) a distance of one hundred fifty four and six hundredths (154.06) feet to the North line of said Lot Nine (9), thence East on the North line of said Lot Nine (9) a distance of sixty six (66) feet, thence South parallel to the West line of said Lot Nine (9) a distance of one hundred fifty four and six hundredths (154.06) feet to the Northeast corner of

said Lot Two (2), thence West on the North line of said Lot Two (2) sixty six (66) feet to the point of beginning, and also the West ninety three (93) feet of said Lot Nine (9);

AND

Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18), Nineteen (19), Twenty (20), Twenty One (21), Twenty Two (22), Twenty Three (23), Twenty Four (24), Twenty Five (25), Twenty Six (26), Twenty Seven (27), Twenty Eight (28), Twenty Nine (29), Thirty (30), Thirty One (31), Thirty Two (32), Thirty Three (33), Thirty Four (34), Thirty Five (35) and Thirty Six (36) of "Wilson's Manchester Commercial Park" At Manchester, Iowa, according to plat recorded in Book 4 Plats, Page 158;

AND

Lot Thirty Four (34) of Meadow Park Second Subdivision A Subdivision Of Lot A Of Meadow Park, Section 28, T89N, R5W Of The Fifth P.M., City Of Manchester, Delaware County, Iowa, according to plat recorded in Book 2001, Page 1730;

AND

Lot Two (2) of Meadow Park Third Subdivision, A Subdivision Of Part Of The NE 1/4-NW 1/4 And Part Of The NW 1/4-NE 1/4 Sec. 28, T89N, R5W Of The Fifth P.M., City of Manchester, Delaware County, Iowa, according to plat recorded in Book 2004, Page 1912.

Lot Two Hundred Seventy Two (272), Manchester, Iowa, according to plat recorded in Book I L.D., Page 284, except the North fifty seven and one tenth (57.1) feet thereof;

AND

Lot Fifteen (15) and the West six (6.0) feet of Lot Fourteen (14), Amsden's Addition to Manchester, Iowa, according to plat recorded in Book 3 L.D., Pages 276-277;

AND

The East one hundred forty three and two-tenths (143.2) feet of Lot Nine (9) of Hawker's First Addition to Manchester, Iowa, according to Resurvey recorded in Book 2 Plats, Page 145.