Env.
Citizens State Bank
1218 West Main St
Manchester, IA 52057

Entered for taxation 4th day
of Aug AD 2016
Carla K Becker, Auditor
By A Rane, Deputy

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Steven E. Carr, 117 S. Franklin Street, PO Box 333, Manchester, IA 52057, Phone: (563) 927-4164

Taxpayer Information: (Name and complete address)
Kevin J. Hoeger, 1498 180th Avenue, Manchester, IA 52057

Return Document To: (Name and complete address)
Kevin J. Hoeger, 1498 180th Avenue, Manchester, IA 52057

Grantors:
Mary Lee Kahle

Grantees:
Kevin J. Hoeger

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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WARRANTY DEED

For the consideration of $93,000.00 Dollar(s) and other valuable consideration, Mary Lee Kahle, a single person do hereby Convey to Kevin J. Hoeger the following described real estate in Delaware County, Iowa: That part of the Southwest Quarter (SW¼) of Section Twenty Eight (28), Township Ninety (90) North, Range Five (5), West of the Fifth P.M., described as commencing at the Southwest corner of said Southwest Quarter (SW¼), thence North along the West line of said Southwest Quarter (SW¼) two hundred fifty nine and five-tenths (259.5) feet, thence East at right angle, parallel to the South line of said Southwest Quarter (SW¼) one hundred seventy seven (177) feet, thence Southwesterly eighty three (83) feet to a point one hundred seventy (170) feet East of the West line of said Southwest Quarter (SW¼), thence Southeasterly fifty four (54) feet to a point two hundred twelve (212) feet East of the West line of said Southwest Quarter (SW¼), thence Southwesterly one hundred fifty four (154) feet to a point on the South line of said Southwest Quarter (SW¼) which is one hundred seventy nine (179) feet East of the Southwest corner of said Southwest Quarter (SW¼), thence West along said South line of the said Southwest Quarter (SW¼) one hundred seventy nine (179) feet to the point of beginning,

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 August 2, 2016.

Mary Lee Kahle
Mary Lee Kahle (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on August 2, 2016, by Mary Lee Kahle.

STEVEN E. CARR
Commission Number 713328
My Commission Expires
October 30, 2016

Signature of Notary Public

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