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Carla H. Becker Auditor
By [illegible] Deputy

Book 2016 Page 2808

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
(Several Grantors)
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)
Thomas J. Hanson, 401 East Main Street, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information: (name and complete address)
Steven F. Woeste, 1501 State Hwy 38, Greeley, IA 52050

Return Document To: (name and complete address)
Thomas J. Hanson, 401 East Main Street, Manchester, IA 52057

Grantors:
Steven F. Woeste
Mitch W. Woeste
Dena M. Higgins
Ronald D. Woeste

Grantees:
Steven F. Woeste

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED
(Several Grantors)

For the consideration of $490,795.00 (s) and other valuable consideration, Steven F. Woeste, a single person; Mitch W. Woeste and Sharon Woeste, husband and wife; Dena M. Higgins and Dan Higgins, wife and husband; and Ronald D. Woeste and Robyn Woeste, husband and wife do hereby Convey to Steven F. Woeste the following described real estate in Delaware County, Iowa:

> That part of the Northwest Quarter (NW ¼) Section Twenty-two (22), Township Ninety (90) North, Range Five (5), West of the 5th P.M., Delaware County, Iowa, except commencing at the Southwest corner of the Northwest Quarter (NW¼) of Section Twenty-two (22), Township Ninety (90) North, Range Five (5), West of the Fifth P.M., thence East 1,565.0 feet along the South line of said Northwest Quarter (NW¼), thence North 1,467.11 feet, thence West 1,127.0 feet, thence North 2°-21' West 259.4 feet, thence North 87°-48' West 427.4 feet to the West line of said Northwest Quarter (NW ¼), thence South along said line 1,742.7 feet to the point of beginning. (Containing 103 acres, more or less).
>
> This deed is given in fulfillment of a recorded Real Estate Contract between the parties filed December 26, 2012 in Book 2012, Page 4492.

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: October 13, 2016

Mitch W. Woeste

Dena M. Higgins

Sharon Woeste

Dan Higgins

Ronald D. Woeste

Steven F. Woeste

Robyn Woeste

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on Oct 13, 2016, by Steven F. Woeste, a single person.

NOTARIAL SEAL IOWA
THOMAS J HANSON
Commission Number 115040
My Commission Expires
September 22, 2019

Signature of Notary Public

STATE OF ~~IOWA~~ Nebraska, COUNTY OF Buffalo

This record was acknowledged before me on 9-17-16, by Mitch W. Woeste and Sharon Woeste, husbd and wife.

GENERAL NOTARY - State of Nebraska
TRACEY A SHADA
My Comm. Exp. June 18, 2020

Signature of Notary Public

STATE OF Pennsylvania, COUNTY OF Cumberland

This record was acknowledged before me on 9-27-16, by Dena M. Higgins and Dan Higgins, wife and husband.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Jennifer E. Monger, Notary Public
Middlesex Twp., Cumberland County
My Commission Expires Feb. 12, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Signature of Notary Public

STATE OF IOWA, COUNTY OF Linn

This record was acknowledged before me on Sept. 7, 2016, by Ronald. D. Woeste and Robyn Woeste, husband and wife.

Signature of Notary Public

NOTARIAL SEAL IOWA
CARMEN L. HULSEBUS
Commission Number 775583
My Commission Expires
November 2, 2018