Book 2016 Page 3025

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 2nd day
of November AD 2016
Cedah Tacker, Auditor
By D. Hildebrand, Deputy

WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form #101
Recorder's Cover Sheet

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

Taxpayer Information: (Name and complete address)
Holtz Farm, Inc., 905 S. 10th Street, Manchester, Iowa 52057

Return Document To: (Name and complete address)
Holtz Farm, Inc., 905 S. 10th Street, Manchester, Iowa 52057

Grantors:
Richard Lee Dichtelmiller
Celia Joan Dichtelmiller

Grantees:
Holtz Farm, Inc.

Legal description: See Page 2&3

Document or instrument number of previously recorded documents:

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THE IOWA STATE BAR ASSOCIATION Official Form No. 101	E. Michael Carr	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

WARRANTY DEED

For the consideration of $288,750.00 Dollar(s) and other valuable consideration, Richard Lee Dichtelmiller and Celia Joan Dichtelmiller as husband and wife do hereby Convey to Holtz Farm, Inc. the following described real estate in Delaware County, Iowa:

The Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section Thirty-one (31), Township Eighty-nine North (T89N), Range Four West (R4W) of the 5th P.M., Delaware County, Iowa, subject to roadways and easements of record, except that part thereof described as commencing at the Northwest Corner of said Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) and running thence South to the right-of-way line of former Highway #20, thence South Seven hundred (700) feet, thence East Two hundred (200) feet, thence North Three hundred ninety (390) feet, thence East One hundred ten (110) feet, thence North to a point straight East of the point of beginning, thence West to the point of beginning: also except Parcel B, being part of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of said Section Thirty-one (31), according to plat recorded in Book 2000, Page 3536.

The South One-half (S ½) of the Northeast Quarter (NE ¼) and that part of the North One-half (N ½) of

See Real Estate Description in Addendum

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: 4/24/09

Richard Lee Dichtelmiller (Grantor)

Celia Joan Dichtelmiller (Grantor)

(Grantor)

(Grantor)

STATE OF TEXAS, COUNTY OF VAL VERDE

This instrument was acknowledged before me on April 24, 2009, by Richard Lee Dichtelmiller and Celia Joan Dichtelmiller, husband and wife.

Martha L Mendoza, Notary Public

MARTHA L MENDOZA
Notary Public, State of Texas
My Commission Expires
July 23, 2012

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Addendum

Real Estate Description

the Southeast Quarter (SE ¼) lying North of the railroad right of way, all being in Section Thirty-one (31), Township Eighty-nine North (T89N), Range Four West (R4W) of the 5th P.M., excepting the North One hundred sixty-four (164) feet of the South Four hundred forty-six (446) feet of the East Three hundred fifty (350) feet of the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of said Section Thirty-one (31), all subject to roadways and easements of record.

Lot One (1) and Lot Three (3) of the Subdivision of the South One-half (S½) of the Northwest Quarter (NW ¼) of Section Thirty-two (32), Township Eighty-nine North (T89N), Range Four West (R4W) of the 5th P.M., Delaware County, Iowa, subject to roadways and easements of record.

Exemption #1.

This Deed is given in fulfillment of Real Estate Contract dated November 25, 2002 and filed for record November 25, 2002 in Book 2002, Page 4451, in the Office of the Delaware County Recorder and Amendment to Contract dated February 11, 2009 and filed for record February 25, 2009 in Book 2009, Page 765, in the Office of the Delaware County Recorder and Corrected Amendment to Contract dated March 12, 2009 and filed for record March 26, 2009 in Book 2009, Page 1199, in the Office of the Delaware County Recorder.