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of March AD 2017
Carla K. Bocker, Auditor
By P. Hilsabeck, Deputy

Book 2017 Page 776

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED - JOINT TENANCY

Return to: Todd J. Locher, 202 2nd Avenue NW, Farley, IA 52040
Preparer: Todd J. Locher, 202 2nd Avenue NW, Farley, IA 52040, (563) 744-3359
Taxpayer: Richard and Brenda Ludwig, 2988 164th Street, Dyersville, IA 52040

For the consideration of Ten ($10.00) Dollar(s) and other valuable consideration, Alvera J. Mormann, widowed and not remarried, by Deborah A. Anstoetter, Attorney-in-Fact, do hereby Convey to Richard J. Ludwig and M. Brenda Ludwig, husband and wife, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Delaware County, Iowa: See 1 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 on 3-14-2017

ALVERA J. MORMANN

Deborah A Anstoetter
By: Deborah A. Anstoetter, POA (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on 3-14-2017 by Deborah A. Anstoetter as attorney-in-fact for Alvera J. Mormann.

TODD J. LOCHER
MY COMMISSION EXP.
Oct 12, 2018
IOWA NOTARIAL SEAL
COMMISSION NO. 176419

Signature of Notary Public

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Addendum

1. Commencing at a point three hundred seventy six (376) feet South and thirty (30) feet East of the Northwest corner of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section Four (4), Township Eighty Nine (89) North, Range Three (3), West of the Fifth P.M., thence South forty five (45) feet, thence East eighty seven and one-half (87½) feet, thence North forty five (45) feet, thence West eighty seven and one-half (87½) feet to the place of beginning; AND

   Commencing at a point four hundred twenty one (421) feet South and thirty (30) feet East of the Northwest corner of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section Four (4), Township Eighty Nine (89) North, Range Three (3), West of the Fifth P.M., thence South thirty two (32) feet, thence East eighty seven and one-half (87½) feet, thence North thirty two (32) feet, thence West eighty seven and one-half (87½) feet to the place of beginning; AND

   The North one hundred eighty nine and one-half (189.5) feet of Lot Five (5) of the Subdivision of the East one-half (E1/2) of the Northeast Quarter (NE 1/4) of Section Five (5), Township Eighty Nine (89) North, Range Three (3), West of the Fifth P.M., according to plat recorded in Book A Plats, page 2.