Citizens State Bank
1318 W. Main St
Manchester IA
52057

Entered for taxation 18th day
of April AD 2017
Carla K. Becker, Auditor
By P.H. Hoosard, Deputy

Book 2017 Page 1045

Document 2017 1045 Type 03 001 Pages 2
Date 4/17/2017 Time 2:13:37PM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $146.40
Rev Stamp# 138 DOV# 135

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Preparer Information/return to: David G. Thinnes, 118 3rd Ave. SE #537, Cedar Rapids, IA 52401 (319) 363-3185

Send tax statement to: Scott and Sarah Hermanson, 120 Highland Avenue, Fairfax, IA 52228

WARRANTY DEED

For the consideration of One Dollar and other valuable consideration, Curtis D. Maurer and Mary A. Maurer, husband and wife, do hereby convey to: Scott Hermanson and Sarah Hermanson, husband and wife, as joint tenants, with full rights of survivorship, and not as tenants in common, the following described real estate situated in Manchester, Delaware County, Iowa:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to all covenants, conditions, restrictions and easements of record.

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 stated above; 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 acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF IOWA)
)ss:
COUNTY OF LINN)

Dated: April 17, 2017.

On this 17 day of April, 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared Curtis D. Maurer and Mary A. Maurer, husband and wife, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Curtis D. Maurer
CURTIS D. MAURER - GRANTOR

Mary A. Maurer
MARY A. MAURER - GRANTOR

NOTARY PUBLIC IN AND FOR THE STATE OF IOWA

NOTARIAL SEAL
GARRETT J SOPPE
Commission Number 783970
My Commission Expires
May 5, 2017

EXHIBIT "A"

Lot Three (3) of W. C. Mawe Subdivision, a Subdivision of Part of the Southeast Quarter (SE¼) of the Northeast Quarter (NE¼) of Section Thirty Two (32) and of Part of the West one-half (W½) of the Northwest Quarter (NW¼) of Section Thirty Three (33), all in Township Eighty Nine North (T89N), Range Five West (R5W) of the Fifth P.M., City of Manchester, Delaware County, Iowa, according to plat recorded in Book 4 Plats, Page 144, except Parcel I- Part Of Lot 3 Of W.C. Mawe Subdivision Of Part Of The NE 1/4 Of Section 32 And Part Of The W 1/2 Of The NW 1/4 Of Section 33, All In T89N, R5W Of The Fifth P.M., City Of Manchester, Delaware County, Iowa, according to plat recorded in Book 7 Plats, Page 129.