Recorded: 5/25/2017 at 11:02:44.0 AM
Fee Amount: $27.00
Revenue Tax: $0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2017 PG: 1479

Entered for taxation 25th day
of May A D 2017
Mark. Bachy, Auditor
By S. Hildebrand Deputy

After Recording Mail To:	**Mail Tax Statements To:**	**Prepared By:**
smart!DEEDS - 83252	Jean Marie Possehl	Robert J. Allen c/o Jean Marie Possehl
9041 South Pecos Road, Suite 3900 Henderson, NV 89074	6308 Biltmore Lane McKinney, TX 75071	6308 Biltmore Lane McKinney, TX 75071 Phone: (214) 551-4790

WARRANTY DEED

TITLE OF DOCUMENT

EXEMPT TRANSACTION: (21) –Transfer to Irrevocable Trust for consideration less than five hundred dollars ($500.00)

FOR THE CONSIDERATION of **LESS THAN FIVE HUNDRED DOLLARS AND NO/100 (<$500.00)**, and other valuable consideration,

Robert J. Allen and Dorothy M. Allen, husband and wife as joint tenants with full rights of survivorship, and not as tenants in common, GRANTOR,

WHOSE mailing address is c/o Jean Marie Possehl, 6308 Biltmore Lane, McKinney, Texas 75071

DOES HEREBY convey to:

Jean Marie Possehl and Julie Elizabeth Becker, as Trustees of the Allen Irrevocable Trust, GRANTEE,

WHOSE mailing address is c/o Jean Marie Possehl, 6308 Biltmore Lane, McKinney, Texas 75071

ALL RIGHT TITLE AND INTEREST to the following described real estate in **Delaware** County, **Iowa**, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Assessor's Parcel Number: 080190001000

Prior Recorded Doc. Ref.: **Special Warranty Deed**: Recorded **December 21, 1994**; BK **134**, PG **143,** File Number **93-1650**; AND **Deed**: Recorded **December 8, 1982**; BK **112**, PG **123,** File Number **73-1072**; AND **Warranty Deed**: Recorded **February 27, 1969**; BK **88**, PG **52,** File Number **36-361**; AND **Warranty Deed**: Recorded **March 2, 1965**; BK **84**, PG **273**

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and easements now of record, if any.

GRANTOR does hereby covenant with GRANTEE, and successors in interest, that GRANTOR holds the real estate by title in fee simple; that GRANTOR has 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 GRANTOR covenants 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.

This 1 day of May, 2017.

Robert J. Allen

Dorothy M. Allen

STATE OF Texas)
COUNTY OF Collin) ss

BARBARA PEEBLES
Notary Public, State of Texas
My Commission Expires
September 04, 2017

This instrument was acknowledged before me on 1 day of May, 2017, by **Robert J. Allen and Dorothy M. Allen**.

NOTARY STAMP/SEAL

Barbara Peebles
NOTARY PUBLIC
My Commission expires: 9-4-17

EXHIBIT "A"
LEGAL DESCRIPTION

ALL RIGHT TITLE AND INTEREST TO THE FOLLOWING DESCRIBED REAL ESTATE IN DELAWARE COUNTY, IOWA, TO WIT:

ALL THAT PART OF THE NORTH ONE-HALF (N1/2) OF THE SOUTHWEST FRACTIONAL QUARTER (SWFR1/4) OF SECTION NINETEEN (19), TOWNSHIP NINETY (90) NORTH, RANGE SIX (6), WEST OF THE FIFTH P.M. LYING NORTH OF THE RAILROAD RIGHT-OF-WAY IN DELAWARE COUNTY, IOWA.

THIS BEING THE SAME LAND DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED DECEMBER 21, 1994 IN BOOK 134, AT PAGE 143, AS FILE NUMBER 93-1650.

AND

A STRIP OF LAND 100 FEET IN WIDTH EXTENDING OVER AND ACROSS THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 90 NORTH, RANGE 6 WEST OF THE FIFTH PRINCIPAL MERIDIAN, SAID STRIP OF LAND BEING 50 FEET IN WIDTH ON EACH SIDE OF THE CENTER LINE OF THE MAIN TRACK (NOW REMOVED) OF THE MINNESOTA AND NORTH WESTERN RAIL ROAD COMPANY (LATER THE CHICAGO GREAT WESTERN RAILWAY COMPANY, NOW THE CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY), AS SAID MAIN TRACK CENTER LINE WAS ORIGINALLY LOCATED AND ESTABLISHED OVER AND ACROSS SAID SECTION 19.

ALSO:

TWO STRIPS OF LAND, EACH 25 FEET IN WIDTH, LYING ON EACH SIDE OF AND ADJOINING SAID ABOVE DESCRIBED 100 FOOT-WIDE STRIP OF LAND, AND LYING BETWEEN LINES DRAWN AT RIGHT ANGLES TO SAID ORIGINAL MAIN TRACK CENTER LINE AT POINTS THEREON DISTANT 600 FEET AND 1,600 FEET, RESPECTIVELY, EASTERLY, FROM THE INTERSECTION THEREOF WITH THE WEST LINE OF SAID SECTION 19.

ALSO:

A STRIP OF LAND 50 FEET IN WIDTH LYING NORTHERLY OF AND ADJOINING SAID ABOVE DESCRIBED 100 FOOT-WIDE STRIP OF LAND IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 19, AND LYING EASTERLY OF A LINE DRAWN AT RIGHT ANGLES TO SAID ORIGINAL MAIN TRACK CENTER LINE AT A POINT THEREON DISTANT 467.8 FEET WESTERLY FROM THE INTERSECTION THEREOF WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19.

THIS BEING THE SAME LAND DESCRIBED IN THAT CERTAIN DEED RECORDED DECEMBER 8, 1982 IN BOOK 112, AT PAGE 123, AS FILE NUMBER 73-1072.

AND

ALL THAT PART OF THE SOUTHWEST FRACTIONAL QUARTER (SWFR1/4) LYING SOUTH OF THE CHICAGO GREAT WESTERN RAILROAD RIGHT OF WAY, OF SECTION NINETEEN (19), IN TOWNSHIP NINETY (90) NORTH, RANGE SIX (6), WEST OF THE FIFTH PRINCIPAL MERIDIAN, CONTAINING 118 ACRES, MORE OR LESS, ACCORDING TO GOVERNMENT SURVEY, SUBJECT TO EASEMENT FOR ELECTRIC TRANSMISSION LINE TO CENTRAL STATES POWER AND LIGHT CORPORATION, RECORDED IN BOOK F, PAGE 287 OF MISCELLANEOUS RECORDS OF DELAWARE COUNTY, IOWA, WHICH HAS BEEN ASSIGNED TO INTERSTATE POWER COMPANY.

EXHIBIT "A"
LEGAL DESCRIPTION (CONTINUED)

(EXCEPT FROM THE ABOVE-DESCRIBED PROPERTY THE FOLLOWING DESCRIBED PARCEL: COMMENCING AT THE SOUTHWEST CORNER THEREOF, THENCE EAST TO A POINT 38 RODS WEST OF THE SOUTHEAST CORNER THEREOF, THENCE NORTH 18 FEET, THENCE WEST PARALLEL TO THE SOUTH LINE THEREOF TO THE WEST LINE THEREOF, THENCE SOUTH TO THE PLACE OF BEGINNING, IN SECTION NINETEEN (19), TOWNSHIP NINETY (90) NORTH, RANGE SIX (6), WEST OF THE FIFTH PRINCIPAL MERIDIAN).

THIS BEING THE SAME LAND DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED FEBRUARY 27, 1969 IN BOOK 88, AT PAGE 52, AS FILE NUMBER 36-361 AND IN THAT CERTAIN WARRANTY DEED RECORDED MARCH 2, 1965 IN BOOK 84, AT PAGE 273.