Entered for taxation 25th day
of August AD 2017
Carla K. Becker, Auditor
By P. H. Deborard, Deputy

Book 2017 Page 2323

Document 2017 2323 Type 03 001 Pages 2
Date 8/24/2017 Time 12:29:30PM
Rec Amt $17.20* Aud Amt $5.00
Rev Transfer Tax $208.00
Rev Stamp# 336 DOV# 343

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Env. American Trust & Sav BK
301 1st Ave E
Dyersville, IA 52040

WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Daniel H. Swift, 108 N. Madison, PO Box 207, Manchester, IA 52057, Phone: (563) 927-4901

Taxpayer Information: (Name and complete address)
Harper's Haven LLC, 1587 240th St., Manchester, IA 52057

Return Document To: (Name and complete address)
Harper's Haven LLC, 1587 240th St., Manchester, IA 52057

Grantors:
Susan M. Schulte, a single person

Grantees:
Harper's Haven LLC

Legal description: See Page 2

Document or instrument number of previously recorded documents:

© The Iowa State Bar Association 2017
IOWADOCS®

WARRANTY DEED

For the consideration of $1.00 Dollar(s) and other valuable consideration, Susan M. Schulte, a single person do hereby Convey to Harper's Haven LLC, an Iowa Limited Liability Company the following described real estate in Delaware County, Iowa: The South one-half (S 1/2) of the Northwest Quarter (NW ¼) of Section Sixteen (16), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M. , except the East nine hundred seventy nine and three-tenths (979.3) feet thereof, and also except that part described as commencing at a point one thousand six hundred forty nine and three-tenths (1649.3) feet of the Southeast corner of the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) of said Section Sixteen (16), running thence West four hundred thirty eight and three-tenths (438.3) feet, thence North 2° 22' West one hundred seventy five (175) feet, thence North 79° 30' East one hundred fifty eight and two-tenths (158.2) feet, thence East one hundred thirty (130) feet, thence South 77° 40' East one hundred sixty three and eight-tenths (163.8) feet, thence South one hundred sixty five (165) feet to the point of beginning, and also except the North one hundred fifty (150) feet of the West one hundred sixty five (165) feet of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of said Section Sixteen (16), and also except that part platted as Honey Creek Meadows Addition In The SW ¼ NW ¼ Section 16, T89N, R5W OF The 5th P.M., Delaware County, Iowa, according to plat recorded in Book 3 Plats, Page 77.

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 8-17-2017.

Susan M Schulte
Susan M. Schulte, a single person (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF Iowa, COUNTY OF Dubuque

This record was acknowledged before me on 8-17-17, by Susan M. Schulte, a single person.

STEVEN R. BOECKENSTEDT
Commission Number 160580
My Comm. Exp. 5-16-18

Signature of Notary Public

© The Iowa State Bar Association 2017
IowaDocs®