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Rec Amt $17.00 Aud Amt $5.00
Rev Transfer Tax $383.20
Rev Stamp# 392 DOV# 399

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 26th day
of September AD 2017
Craig H. Becker, Auditor
By P. Hildebrand, Deputy

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)
Thomas J. Hanson, 401 East Main Street, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information: (name and complete address)
Paul S. and Jean M. Carroll, 18496 224th Street, Manchester, IA 52057

Return Document To: (name and complete address)
Thomas J. Hanson, 401 East Main Street, Manchester, IA 52057

Grantors:
Betty Lois Koelker a/k/a Betty L. Koelker

Grantees:
Paul Sidney Carroll, Trustee of the Paul Sidney Carroll Revocable Trust Under Agreement dated November 15, 2005; and Jean Marie Carroll, Trustee of the Jean Marie *Revocable Trust Under Agreement dated November 15, 2005

*Carroll

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of $240,000.00 Dollar(s) and other valuable consideration, Betty Lois Koelker a/k/a Betty L. Koelker does hereby Convey to Paul Sidney Carroll, Trustee of the Paul Sidney Carroll Revocable Trust Under Agreement dated November 15, 2005, as to an undivided one-half interest; and Jean Marie Carroll, Trustee of the Jean Marie* Revocable Trust Under Agreement dated November 15, 2005; as to an undivided one-half interest the following described real estate in Delaware County, Iowa: *Carroll

See Attached Legal Description

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: September 25, 2017

Betty Lois Koelker

Betty Lois Koelker a/k/a Betty L. Koelker

STATE OF **IOWA,** COUNTY OF **DELAWARE**

This record was acknowledged before me on September 25, 2017, by Betty Lois Koelker a/k/a Betty L. Koelker.

NOTARIAL SEAL IOWA
THOMAS J HANSON
Commission Number 115040
My Commission Expires
September 22, 2019

Signature of Notary Public

Legal Description

KOELKER–CARROLL

The North sixteen (16) rods of the East ten (10) rods of the West five-eighths (W 5/8) of the Northwest fractional Quarter (NWfr¼) of the Northeast Quarter (NE¼) of Section Three (3), Township Eighty Eight (88) North, Range Five (5), West of the Fifth Principal Meridian, from the 26th day of June, 1978, at 8:00 o'clock A.M. to the 5th day of September, 2017, at 8:00 o'clock A.M.

AND

That part of the Northwest fractional Quarter (NWfr¼) of the Northeast Quarter (NE¼) of Section Three (3), Township Eighty Eight (88) North, Range Five (5), West of the Fifth Principal Meridian described as commencing at the Northwest corner of said Northwest fractional Quarter (NWfr¼) of the Northeast Quarter (NE¼) of said Section Three (3), and running thence East four hundred eighty two (482.0) feet along the North line of said Northwest fractional Quarter (NWfr¼) of the Northeast Quarter (NE¼), thence North 89° 40' 30" East forty three (43.0) feet along the North line of said Northwest fractional Quarter (NWfr¼) of the Northeast Quarter (NE¼) to the point of beginning, thence South 2° 32' 30" East three hundred sixty three (363.0) feet, thence North 89° 40' 30" East three hundred (300.0) feet, thence North 2° 32' 30" West ninety nine (99.0) feet, thence South 89° 40' 30" West one hundred sixty five (165.0) feet, thence North 2° 32' 30" West two hundred sixty four (264.0) feet, thence South 89° 40' 30" West one hundred thirty five (135.0) feet along the North line of the Northwest fractional Quarter (NWfr¼) of the Northeast Quarter (NE¼) of said Section Three (3).

Abstract Company, Inc.