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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED

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

Preparer Information: (Name, address and phone number)
Steven E. Carr, 117 S. Franklin Street, PO Box 333, Manchester, IA 52057, Phone: (563) 927-4164

Taxpayer Information: (Name and complete address)
Amos C. Christner, 2547 220th Avenue, Delhi, IA 52223

EAV (X) **Return Document To:** (Name and complete address)
Amos C. Christner, 2547 220th Avenue, Delhi, IA 52223

Grantors:
Eli U. Gingerich
Ada G. Gingerich

Grantees:
Amos C. Christner

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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WARRANTY DEED

For the consideration of $120,000.00 Dollar(s) and other valuable consideration, Eli U. Gingerich and Ada G. Gingerich, husband and wife do hereby Convey to Amos C. Christner the following described real estate in Delaware County, Iowa: That part of the Southwest Quarter (SW¼) of the Northwest Quarter (NW¼) of Section Twenty (20), Township Eighty Eight (88) North, Range Four (4), West of the Fifth Principal Meridian described as commencing at the Southwest corner of said forty-acre tract and running thence East along the South line of said quarter-quarter a distance of four hundred thirty (430.0) feet, thence North 15° 38' East along the Westerly line of the highway four hundred fifty five and two-tenths (455.2) feet to the point of beginning, thence continuing North 15° 38' East along said highway one hundred (100.0) feet, thence North 36° 30' East along said highway one hundred thirty five (135.0) feet, thence North 53° 30' West one hundred eighty three and five-tenths (183.5) feet, thence South 36° 30' West two hundred twenty eight and four-tenths (228.4) feet, thence South 53° 30' East two hundred nineteen and one-tenth (219.1) feet to the point of beginning.

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 August 4, 2017.

Eli U Gingerich
Eli U. Gingerich (Grantor)

Ada G. Gingerich
Ada G. Gingerich (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 08/04/2017, by Eli U. Gingerich and Ada G. Gingerich.

DODD D. SCROGGIN
Commission Number 167888
My Commission Expires
JAN 5, 2020

Signature of Notary Public

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