Recorded: 10/30/2017 at 8:07:24.0 AM
Fee Amount: $17.00
Revenue Tax: $191.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2017 PG: 2981
Rev Stamp #438 DOV #445

Entered for taxation 1st day
of November AD 2017
Carlak Becker, Auditor
By D. Hildebrand, Deputy

WARRANTY DEED

Return to: Michael A. Bowman, 114 S. Cedar St., Monticello, IA 52310
Preparer: Michael A. Bowman, 114 S. Cedar St., Monticello, IA 52310, Phone: (319) 465-5448
Taxpayer: Matthew J. Melchert, 108 Culver Rd. N.E., Hopkinton, IA 52237

For the consideration of One and no/100 -------- Dollar(s) and other valuable consideration, Amy Jesenovec, n/k/a Amy Marie Denniston, a/k/a Amy Marie Bruggeman and Steven Bruggeman, wife and husband do hereby Convey to Matthew J. Melchert the following described real estate in DELAWARE County, Iowa:

See attached EXHIBIT A for full 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 on October 16 2017

Amy Marie Bruggeman
Amy Marie Bruggeman (Grantor)

Steven Bruggeman
Steven Bruggeman (Grantor)

STATE OF IOWA, COUNTY OF JONES

This record was acknowledged before me on October 16 2017, by Amy Marie Bruggeman and Steven Bruggeman

NOTARIAL SEAL IOWA
MICHAEL A. BOWMAN
Commission Number 111019
My Commission Expires
6-14-20

Signature of Notary Public

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EXHIBIT A

Lot Six (6), except that part described as commencing at the Northeast corner of said lot and running thence West twenty seven (27.0) feet, thence due South eighty six (86.0) feet, thence in a Northeasterly direction along the East line of said lot eighty nine (89.0) feet to the point of beginning, and that part of Lot Five (5) described as commencing at the Southwest corner of said lot and running thence South 27° 30' East thirty (30.0) feet, thence due North ninety six (96.0) feet, thence in a Southwesterly direction on the West line of said lot eighty seven (87.0) feet to the point of beginning, all in Block One (1) of H. A. Carter's Third Addition to Hopkinton, Iowa, according to plat recorded in Book 19 L.D., Page 104A, now known as Parcel G - Part Of Lot 5 And Part Of Lot 6 Of H.A. Carter's Third Addition To Hopkinton, Delaware County, Iowa (Part Of SE 1/4 Of Section 18, T87N, R3W Of The Fifth P.M.), according to plat recorded in Book 8 Plats, Page 127