Recorded: 12/5/2017 at 2:48:42.0 PM
Fee Amount: $22.00
Revenue Tax: $148.80
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2017 PG: 3322

Entered for taxation 7th day
of December AD 2017
Carla Becker, Auditor
By R. Hilgerson, Deputy

WARRANTY DEED - JOINT TENANCY

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Dan McClean, 401 First Avenue East, Dyersville, IA 52040, Phone: (563) 875-6002

Taxpayer Information: (Name and complete address)
DUSTIN J. SARGENT & ERIN E. SARGENT, 2543 230TH AVE, DELHI, IA 52223

Return Document To: (Name and complete address)
DUSTIN J. SARGENT & ERIN E. SARGENT, 2543 230TH AVE, DELHI, IA 52223

Grantors:
AMOS C. CHRISTNER
FANNIE CHRISTNER

Grantees:
DUSTIN J. SARGENT
ERIN E. SARGENT

Legal description: 2543 230TH AVE, DELHI, IA 52223
Document or instrument number of previously recorded documents:

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WARRANTY DEED
JOINT TENANCY

For the consideration of TEN Dollar(s) and other valuable consideration, Amos C. Christner and Fannie Christner, husband and wife do hereby Convey to Dustin J. Sargent and Erin E. Sargent, husband and wife as joint tenants with full rights of survivorship and not as tenants in common as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in DELAWARE County, Iowa: THAT PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) 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 DEGREES 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 DEGREES 38' EAST ALONG SAID HIGHWAY ONE HUNDRED (100.0) FEET, THENCE NORTH 36 DEGREES 30' EAST ALONG SAID HIGHWAY ONE HUNDRED THIRTY FIVE (135.0) FEET, THENCE NORTH 53 DEGREES 30' WEST ONE HUNDRED EIGHTY THREE AND FIVE-TENTHS (183.5) FEET, THENCE SOUTH 36 DEGREE 30' WEST TWO HUNDRED TWENTY EIGHT AND FOUR TENTHS (228.4) FEET, THENCE SOUTH 53 DEGREES 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 November 22, 2017

AMOS C. CHRISTNER (Grantor)

Fannie Christner
FANNIE CHRISTNER (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on November 22, 2017, by AMOS C. CHRISTNER AND FANNIE CHRISTNER.

SUSAN K MEYER
Commission Number 798639
My Commission Expires
August 9, 2019

Susan K Meyer
Signature of Notary Public

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Addendum

1. THAT PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) 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 DEGREES 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 DEGREES 38' EAST ALONG SAID HIGHWAY ONE HUNDRED (100.0) FEET, THENCE NORTH 36 DEGREES 30' EAST ALONG SAID HIGHWAY ONE HUNDRED THIRTY FIVE (135.0) FEET, THENCE NORTH 53 DEGREES 30' WEST ONE HUNDRED EIGHTY THREE AND FIVE-TENTHS (183.5) FEET, THENCE SOUTH 36 DEGREE 30' WEST TWO HUNDRED TWENTY EIGHT AND FOUR TENTHS (228.4) FEET, THENCE SOUTH 53 DEGREES 30' EAST TWO HUNDRED NINETEEN AND ONE-TENTH (219.1) FEET TO THE POINT OF BEGINNING.