Entered for taxation 20th day
of December AD 2017
Carla K. Becker, Auditor
By R. Hildebrand, Deputy

Recorded: 12/19/2017 at 11:37:05.0 AM
Fee Amount: $22.00
Revenue Tax: $249.60
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2017 PG: 3472
Rev Stamp# 511 DOV# 518

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)
Keith T. Kintzle, 2720 180th Avenue, Manchester, IA 52057

Return Document To: (name and complete address)
Keith T. Kintzle, 2720 180th Avenue, Manchester, IA 52057

Grantors:
Charles G. Haynes

Grantees:
Keith T. Kintzle

Legal Description: See Page 3

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of $156,485.00 Dollar(s) and other valuable consideration, Charles G. Haynes, a single person do hereby Convey to Keith T. Kintzle the following described real estate in Delaware County, Iowa:

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: 12-15-17.

Charles G. Haynes

STATE OF IOWA, COUNTY OF Linn

This record was acknowledged before me on 12-15-17, by Charles G. Haynes, a single person.

SHARON BANASZAK
Commission Number 125271
My Commission Expires
July 1, 2018

Signature of Notary Public

Legal Description
Haynes-Kintzle

Parcel E part of the N½ NW¼ Section 33, T88N, R5W 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2007, Page 3729.

Title is conveyed subject to the following provisions regarding retained life use by the Grantor.

The Grantee takes title subject to the Grantor's retained life use of the northerly most residence on the premises, the corn crib, the barn and garage attached to the barn (provided however, that the heated shop and the barn shall be jointly used by the Grantee and Grantor). Grantor shall be allowed to store his vehicles, machinery, tools and equipment in the barn with attached garage. For each month that the Grantor resides on the premises he shall pay to the Grantee a utility and maintenance fee in the amount of $450.00 per month. Grantee shall pay the cost of utilities for the premises upon which Grantor has life use including the cost of electrical usage and providing soft water to the premises. Grantor shall be responsible for the cost of LP gas required for the northerly residence and for personal services including cable t.v., internet, phone etc. Grantee shall be required to keep the premises in proper repair and shall maintain the premises in its existing condition (subject to normal wear and tear) and shall also be responsible for all snow removal and lawn mowing. Grantor's life use shall terminate at the earlier of the Grantor's death or the Grantor's vacating of the premises for a period of twelve consecutive months.