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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 29th day
of January AD 2018
Carla K. Becker, Auditor
By L. Hildebrand, Deputy

WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
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)
John K. Hoeger, 1844 150th Street, Manchester, IA 52057

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

Grantors:
John K. Hoeger
Marcia M. Hoeger

Grantees:
John K. Hoeger

Legal description: See Page 3

Document or instrument number of previously recorded documents:

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WARRANTY DEED

For the consideration of $1.00 Dollar(s) and other valuable consideration, John K. Hoeger and Marcia M. Hoeger, husband and wife do hereby Convey to John K. Hoeger the following described real estate in Delaware County, Iowa: See Attached Legal Description

This deed is exempt according to Iowa Code 428A.2(11).

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 January 26, 2018.

John K. Hoeger (Grantor)

Marcia M. Hoeger (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on January 26, 2018, by John K. Hoeger and Marcia M. Hoeger, husband and wife.

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

Signature of Notary Public

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Legal Description
John Hoeger

Parcel No. 1

All that part of the North one-fourth (N 1/4) of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section Thirty Three (33), Township Ninety (90) North, Range Five (5), West of the Fifth P.M. lying North and East of the following line: commencing at the point of intersection of the North line of Third Street with the West line of East Street in Thorpe, Iowa, and running thence North fourteen (14) rods to the point of beginning, thence Northwesterly to a point on the West line of said Section Thirty Three (33) that is sixteen (16) rods North of the North line of Third Street.

Parcel No. 2

N½ SW¼ NW¼, Sec. 33, Twp. 90N, R5, W of 5th P.M., except that part included in the following described tract: Commencing at point of intersection of North line of Third Street with East line of East Street, Thorpe, IA, and running then North 14 rods, then West 16 rods, then South 6 rods, then West 4 rods, then North 8 rods, then West 22 rods to West line of said SW¼ NW¼, then South 16 rods to North line of said Third Street, then East along North line of Third Street to point of beginning, Delaware County, Iowa, And

South 21 acres of East 3/4ths SE¼ NW¼, Sec. 33, except that parcel described as commencing at SE corner of SE¼ NW¼, running thence West 40 rods, then North 30 rods, then East 40 rods, then South 30 rods to beginning; also the W¼ SE¼ NW¼, Sec. 33; all in Twp. 90N, R5, W. of 5th P.M., Delaware County, IA; And

Parcel No. 3

The Southwest Quarter of the Southwest Quarter of Section 28, Township 90 North, Range 5, West of the 5th P.M. except that part described as:

Commencing at the Southwest corner of the Southwest Quarter (SW¼), thence North along the West line of said Southwest Quarter (SW¼) 259.5 feet, thence East at right angle, parallel to the South line of said Southwest Quarter (SW¼), 177.0 feet, thence South-westerly 83.0 feet to a point 170.0 feet East of the West line of said Southwest Quarter (SW¼), thence Southeasterly 54 feet to a point 212.0 feet East of the West line of said Southwest Quarter (SW¼), thence Southwesterly 154.0 feet to a point on the South line of said Southwest Quarter (SW¼) which is 179.0 feet East of the Southwest corner of said Southwest Quarter (SW¼), thence West along said South line of the said Southwest Quarter (SW¼) 179.0 feet to the point of beginning