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Carol A. Bacher, Auditor
By P. Hildebrand, Deputy

Book 2018 Page 582
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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
(Several Grantors)
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)
Michael J. Moreland, 129 W. 4th Street, PO Box 250, Ottumwa, IA 52501, Phone: (641) 682-8326

Taxpayer Information: (name and complete address)
Keith's Rolling Hills, LLC % William M. Keith, Jr. #14 Raynan Drive, Ottumwa, IA 52501

END

Return Document To: (name and complete address)
Michael J. Moreland, 129 W. Fourth Street, PO Box 250, Ottumwa, Iowa 52501

Grantors:
Kathryn L. Gray & Scott A. Gray, Leslie A. Keith & Cathleen L. Keith, Lloyd E. Keith & Joni L. Keith, Sylvia J. Kreamalmyer & William E. Kreamalmyer, Daniel L. Keith & Andria L. Keith and William M. Keith. Jr. & Jennifer L. Keith

Grantees:
Keith's Rolling Hills, LLC, an Iowa Limited Liability Corporation

Legal Description: See Page 2 and Addendum A

Document or instrument number of previously recorded documents: Plat 2008-2601

WARRANTY DEED
(Several Grantors)

For the consideration of One Dollar(s) and other valuable consideration, Kathryn L. Gray & Scott A. Gray, wife and husband; Leslie A. Keith & Cathleen L. Keith, husband and wife; Lloyd E. Keith & Joni L. Keith, husband and wife; Sylvia J. Kreamalmyer & William E. Kreamalmyer, wife and husband; Daniel L. Keith & Andria L. Keith, husband and wife; William M. Keith, Jr. and Jennifer L. Keith, husband and wife, do hereby Convey: An undivided one-half (1/2) interest to Keith's Rolling Hills, LLC, an Iowa Limited Liability Corporation, the following described real estate in Delaware County, Iowa:

Lots Four (4), Six (6) and Twelve (12) of Keith's Second Subdivision, a subdivision of part of the SW 1/4 of the SE 1/4 and part of the SW 1/4 of Section 30, T88N, R4W of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2008, Page 2601. AND
Approximately 68.68 acres located in Delaware County, Iowa, described on Addendum "A" attached hereto.
This transfer is exempt – Exemption: 428A.2(10).

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.

Kathryn L. Gray & Scott A. Gray (Grantors) Date: 2-19-18

Leslie A. Keith & Cathleen L. Keith (Grantors) Date: 02-19-18

Lloyd E. Keith & Joni L. Keith (Grantors) Date: 2/16/2018

Sylvia J. Kreamalmyer & William E. Kreamalmyer (Grantors) Date: 2/15/2018

Daniel L. Keith & Andria L. Keith (Grantors) Date: 2/5/18

William M. Keith. Jr. & Jennifer L. Keith (Grantors) Date: 1/25/2018

STATE OF **IOWA**, COUNTY OF **WAPELLO**

This record was acknowledged before me on February 19, 2018 by Kathryn L. Gray and Scott A. Gray, wife and husband.

JOYCE GROOMS RENFREW
COMMISSION # 103317
MY COMMISSION EXPIRES
09-23-2018

Joyce Grooms Renfrew
Signature of Notary Public

STATE OF **IOWA**, COUNTY OF **WAPELLO**

This record was acknowledged before me on February 19, 2018, by Leslie A. Keith and Kathleen L. Keith, husband and wife.

JOYCE GROOMS RENFREW
COMMISSION # 103317
MY COMMISSION EXPIRES
09-23-2018

Joyce Grooms Renfrew
Signature of Notary Public

STATE OF **IOWA**, COUNTY OF **WAPELLO**

This record was acknowledged before me on February 16, 2018, by Lloyd E. Keith and Joni L. Keith, husband and wife.

NOTARIAL SEAL IOWA
DIANE L YULE
Commission Number 804073
My Commission Expires
April 26, 2020

Diane L Yule
Signature of Notary Public

STATE OF **IOWA**, COUNTY OF **WAPELLO**

This record was acknowledged before me on January 25, 2018, by William M. Keith, Jr. and Jennifer L. Keith, husband and wife.

JOYCE GROOMS RENFREW
COMMISSION # 103317
MY COMMISSION EXPIRES
09-23-2018

Joyce Grooms Renfrew
Signature of Notary Public

STATE OF **MISSOURI**, COUNTY OF ST. CHARLES

This record was acknowledged before me on February 7, 2018, by Daniel L. Keith and Andria L. Keith, husband and wife.

REGINA YARBROUGH
Notary Public - Notary Seal
State of Missouri
Commissioned for St. Louis County
My Commission Expires: Mar. 7, 2021
12721532

Regina Yarbrough
Signature of Notary Public

STATE OF **IOWA**, COUNTY OF Wapello, SS:

This record was acknowledged before me on February 15, 2018, by Sylvia J. Kreamalmyer and William E. Kreamalmyer, wife and husband.

JOYCE GROOMS RENFREW
COMMISSION # 103317
MY COMMISSION EXPIRES
09-23-2018

Joyce Grooms Renfrew
Signature of Notary Public

Addendum "A" – legal description for approximately 68.68 acres in Delaware County, Iowa

The Southwest Quarter (SW ¼) of the Southeast Quarter (SE 1/4) except the East one thousand nine and one-half (1009.5) feet thereof; the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼); the East one-half (E ½) of the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼); the West one-half (W ½) of the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼); the South one-half (S ½) of the East ten (10) acres of the West fractional one-half (W FR ½) of the Southwest Quarter (SW ¼); the North one half (N ½) of the East ten (10) acres of the West fractional one half (W FR ½) of the Southwest Quarter (SW ¼); and the West fourteen (14) acres of the East twenty-four (24) acres of the West Half (W ½) of the Southwest Quarter (SW ¼); all being in Section Thirty (30), Township Eighty-eight north (T 88 N), Range Four West (R4W) of the 5th P.M., Delaware County, Iowa, subject to road easements of record and not of record; and except any portion thereof lying within Keith's Second Subdivision, a Subdivision of part of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) and part of the Southwest Quarter (SW ¼) of Section Thirty (30), Township Eighty-eight North (T88N), Range Four West (R4W) of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2008, Page 2601; also except any portion thereof lying within Keith's Hartwick Hill Estates, a subdivision of part of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) and part of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of Section Thirty (30), Township Eighty-eight north (T88N), Range Four West (R4W) of the 5th P.M., Delaware County, Iowa according to plat recorded in Book 2006, Page 2711.

AND

All that irregular shaped tract of land located in the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section Thirty (30), Township Eighty-eight North (T88N), Range Four West (R4W) of the 5th P.M., Delaware County, Iowa, lying West of and adjacent to grantee's land, lying Easterly of and adjacent to the public highway for part of its distance commencing at the Northerly end thereof, and lying North and West of the existing fence on grantor's land that extends from the public highway on the Westerly end thereof, thence East to a corner, thence South to the South line of said Section Thirty (30). Said irregular shaped tract of land being more particularly described as follows, to-wit: Commencing at the point where the West line of the East twenty-four (24) acres of the West one-half (W ½) of the Southwest Quarter (SW ¼) of said Section Thirty (30) intersects the South line of said Section Thirty (30); thence in a Northerly direction along the West line of the East twenty-four (24) acres of the West one-half (W ½) of the Southwest Quarter (SW ¼) of said Section Thirty (30) to the point where said line intersects the Easterly line of the public highway; thence in a Southwesterly direction along the Easterly line of said public highway to a point formed by the intersection of the Easterly line of said public highway with a line formed by the Westerly extension of the East-West fence that presently exists on Grantor's land, being the Northerly most East-West fence of Grantor's land East of the public highway; thence from the point of intersection of said fence line extended with the Easterly line of the public highway in an Easterly direction to the corner of said fence where the same forms an approximate right angle with the North-South fence on Grantor's land; thence from said point south along an existing North-South fence to the South line of said Section; thence in an Easterly direction along the South line of said Section to the point of beginning; except Parcel Y, part of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of said Section Thirty (30), Township Eighty-eight North (T88N), Range Four West (R4W) of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2007, page 3728 and except any portion thereof lying within Keith's Second Subdivision, a Subdivision of a part of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) and part of the Southwest Quarter (SW ¼) , Section Thirty (30), Township Eighty-eight north (T88N), Range Four West (R4W) of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2008, Page 2601.