Book 2018 Page 1047

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Rec Amt $22.00 Aud Amt $5.00
Rev Transfer Tax $1,071.20
Rev Stamp# 131 DOV# 144

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 23rd day
of April AD 2018
Cutch Booth, Auditor
By [illegible] Deputy

Guy Booth
Ramsey Williams Nicholson & Voss
701 E. Main St
P.O. Box 328
Anamosa IA 52205-0328

WARRANTY DEED
(CORPORATE GRANTOR)

THE IOWA STATE BAR ASSOCIATION
Official Form No. 104
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Guy P. Booth, 425 2nd St. SE, Suite 1010, Cedar Rapids, IA 52401, Phone: (319) 366-7795

Taxpayer Information: (Name and complete address)
Mark and Ellen Francois, 1364 120th Ave., Dundee, IA 52038

Return Document To: (Name and complete address)
Mark and Ellen Francois, 1364 120th Ave., Dundee, IA 52038

Grantors:
G. & R. Stewart Family Farms, Inc.

Grantees:
Mark Francois
Ellen Francois

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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WARRANTY DEED
(CORPORATE GRANTOR)

For the consideration of One Dollar(s) and other valuable consideration, G. & R. Stewart Family Farms, Inc. a corporation organized and existing under the laws of Iowa does hereby Convey to Mark Francois and Ellen Francois, husband and wife, as tenants in common the following described real estate in Delaware County, Iowa:
See attached legal description

The Corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated on 4-16-18.

G. & R. Stewart Family Farms, Inc., a(n) a(n) Iowa corporation

By Mary Purdy
Mary Purdy, President

By
Michael Stewart, Secretary/Treasurer

STATE OF ILLINOIS, COUNTY OF JoDaviess

This record was acknowledged before me on 4-12-18, by Mary Purdy as President of G. & R. Stewart Family Farms, Inc.

"OFFICIAL SEAL"
GAYLE A ROJEMANN
Notary Public, State of Illinois
My Commission Expires 4/4/2020

Signature of Notary Public

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STATE OF IOWA, COUNTY OF ~~LINN~~ Jones

This record was acknowledged before me on April 16, 2018, by Michael Stewart

as Secretary/Treasurer

of G. & R. Stewart Family Farms, Inc.

Signature of Notary Public

DAWN HENNING
Commission Number 732039
My Commission Expires
Feb. 28, 2020

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____

as _____

of _____.

Signature of Notary Public

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____

as _____

of _____.

Signature of Notary Public

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____

as _____

of _____.

Signature of Notary Public

EXHIBIT A

That part of the West one-half (W1/2) of the Northeast Quarter (NE1/4) of Section Nineteen (19), Township Ninety (90), Range Six (6), West of the Fifth P.M., described as commencing at the center of said Section Nineteen (19) and running thence North eighty two (82) rods, thence East seventy eight (78) rods, thence South eighty two (82) rods, thence West seventy eight (78) rods to the point of beginning, except the South three hundred (300) feet of the East two hundred ninety (290) feet of the West seventy eight (78) rods of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of said Section Nineteen (19), and also except Parcel B Part of the SW1/4-NE1/4, Section 19, T90N, R6W of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2003, Page 2880; also Parcel 2015-35 Part of the North Half (N1/2) of the Southeast Quarter (SE1/4), Section Nineteen (19), Township Ninety North (T90N), Range Six West (R6W) of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2015, Page 925.