Book 2019 Page 2500

2019 2500 Type 03 001 Pages 4
Date 9/12/2019 Time 4:10:18PM
Rec Amt $12.00 Aud Amt $5.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)
Thomas J. Hanson, Hanson Law Office, 401 E Main St, Manchester, Iowa 52057
Phone: (563) 927-5920

Taxpayer Information: (name and complete address)
M. Ruth Francois, 709 Ridgewood Drive, Manchester, IA 52057

Return Document To: (name and complete address)
Thomas J. Hanson, Hanson Law Office, 401 E Main St, Manchester, Iowa 52057

Grantors:
M. Ruth Francois

Grantees:
M. Ruth Francois Revocable Trust

Legal Description: See Page 3 & 4

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of $1.00 Dollar(s) and other valuable consideration, M. Ruth Francois, a single person does hereby Convey to M. Ruth Francois as Trustee of the M. Ruth Francois Revocable Trust the following described real estate in Delaware County, Iowa:

See attached legal description
Exemption 21 applies.

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: Sept 10, 2019.

M Ruth Francois
M. Ruth Francois (Grantor)

STATE OF **IOWA**, COUNTY OF **DELAWARE**

This record was acknowledged before me on Sept 10, 2019, by M. Ruth Francois, a single person.

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

Signature of Notary Public

Legal Description
M. Ruth Francois

The Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼), and the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼), and all that part of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) lying North of the center of the County Road, and the West one-half (W ½) of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) except the East two hundred seven and three-tenths (207.3) feet thereof, and the West one-half (W ½) of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) except the East two hundred seven and three-tenths (207.3) feet thereof, and all that part of the West one-half (W ½) of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) that lies North of the County Road running diagonally through the South part thereof, except the East two hundred seven and three-tenths (207.3) feet thereof, and further excepting that part described as commencing at the Southwest corner of said Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼), thence North four hundred fourteen (414) feet along the West line of said Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼), thence East one hundred forty two and seven-tenths (142.7) feet to the point of beginning, thence East three hundred ten (310) feet, thence South two hundred eight and two-tenths (208.2) feet, thence North 66° 24' West three hundred thirty eight and one-tenth (338.1) feet, thence North seventy two and eight-tenths (72.8) feet to the point of beginning, and further excepting Parcel A, part of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼), according to plat recorded in Book 7 Plats, Page 68, and further excepting Parcel 2015-40 in the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) and excepting Parcel 2015-41 in the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) both according to Plat recorded in Book 2015, Page 1530, Including Parcel 2015-46 in the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) according to plat recorded in Book 2015, Page 1530, all being in Section Twenty Five (25), Township Eighty Nine (89) North, Range Six (6), West of the Fifth P.M.,

Also further excepting the East four (4) acres of the following described real estate: The Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼), and the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼), and all that part of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) lying North of the center of the County Road, and the West one-half (W ½) of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) except the East –two hundred seven and three-tenths (207.3) feet thereof, and the West one-half (W ½) of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) except the East two hundred seven and three-tenths (207.3) feet thereof, and all that part of the West one-half (W ½) of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) that lies North of the County Road running diagonally through the South part thereof, except the East two hundred seven and three-tenths (207.3) feet thereof, and further excepting that part described as commencing at the Southwest corner of said Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼), thence North four hundred fourteen (414) feet along the West line of said Southwest Quarter

(SW ¼) of the Southeast Quarter (SE ¼), thence East one hundred forty two and seven-tenths (142.7) feet to the point of beginning, thence East three hundred ten (310) feet, thence South two hundred eight and two-tenths (208.2) feet, thence North 66° 24' West three hundred thirty eight and one-tenth (338.1) feet, thence North seventy two and eight-tenths (72.8) feet to the point of beginning, all being in Section Twenty Five (25), Township Eighty Nine (89) North, Range Six (6), West of the Fifth P.M.,