Book 2019 Page 2706

2019 2706 Type 03 001 Pages 2
Date 9/30/2019 Time 12:31:32PM
Rec Amt $12.00 Aud Amt $15.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED

Return to: Matthew G. McQuillen, 301 E. Main St., PO Box 228 Anamosa, Iowa 52205
Taxpayer: Shirley A. Gates, Trustee of the Shirley A. Gates Revocable Trust, 3162 280th Ave., Hopkinton IA 52237
Preparer: Matthew G. McQuillen, 301 E. Main St., PO Box 228 Anamosa, Iowa 52205, Phone: (319) 462-3577

For the consideration of One Dollar(s) and other valuable consideration, Shirley A. Gates a/k/a Shirley Gates, a single person do hereby Convey to Shirley A. Gates Revocable Trust dated September 26, 2019 the following described real estate in Delaware County, Iowa: This deed is exempt according to Iowa Code 428A.2(21). See Exhibit A attached.

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 September 26, 2019

Shirley A. Gates
Shirley A. Gates a/k/a Shirley Gates (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF JONES

This record was acknowledged before me on September 26, 2019, by Shirley A. Gates a/k/a Shirley Gates, a single person.

NOTARIAL SEAL IOWA
MATTHEW G. MCQUILLEN
Commission Number 147941
My Commission Expires
November 04, 2021

Matt McQuillen
Signature of Notary Public

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EXHIBIT A

The Northeast Quarter (NE¼) of the Southwest Quarter (SW¼), and the Northwest Quarter (NW ¼) of the Southwest fractional Quarter (SWfr ¼) except the South ten (10) acres thereof, and the South thirty eight (38) rods of the Southeast Quarter (SE¼) of the Northwest Quarter (NW¼) except Parcel D part of the South 38 Rods of the Southeast Quarter (SE¼) of the Northwest Quarter (NW¼) and also except Parcel E part of the South 38 Rods of the Southeast Quarter (SE¼) of the Northwest Quarter (NW¼) and part of the Northeast Quarter (NE¼) of the Southwest Quarter (SW¼), all of Section 19, Township Eighty-seven (87) North, Range Three (3) of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 7 Page 73; also except Parcel F part of the Northeast Quarter (NE¼) of the Southwest Quarter (SW¼) of Section Nineteen (19), Township Eighty-seven (87) North, Range Three West (R3W) of the Fifth Principal Meridian Delaware County, Iowa, according to amended plat recorded in Book 8, Page 5. Subject to roadways and easements of records.

The Southwest fractional Quarter (SWfr ¼) of the Southwest Quarter (SW¼) of Section Nineteen (19) Township Eighty-seven (87) North, Range Three (3) West of the Fifth P.M., except a tract of land described as beginning at the southwest corner of said Section Nineteen (19), thence S89° 55' E on the south line of the Southwest fractional Quarter (SWfr ¼) eight hundred thirty eight and five-tenths (838.5) feet; thence N74° 26 ½' W, eight hundred seventy one and nine-tenths (871.9) feet; thence S0° 2'E on the West line of the Southwest fractional Quarter (SWfr ¼) two hundred thirty two and seven-tenths (232.7) feet to the point of beginning and further excepting the cemetery and easement for access thereto. Subject to roadways and easements of records.

The Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) and the West Half (W½) of the Northeast Quarter (NE¼) of Section Twenty Five (25), and the East One-Half (E½) of the Northwest Quarter (NW¼) lying East of the Wild Cat and Table Rock Road as laid out and traveled, except Parcel 2019-21 part of the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼) and part of the Northwest Quarter (NW¼) of the Northwest Quarter (NW¼) according to plat recorded in Book 2019 Page 1460 of Section Twenty Five (25), Township Eighty-seven (87) North, Range Four (4) West of the Fifth Principal Meridian, Delaware County, Iowa. Subject to roadways and easements of records.

The South Ten (10) acres of the Northwest fractional Quarter (NWfr ¼) of the Southwest Quarter (SW¼) of Section Nineteen (19), Township Eighty-seven (87) North, Range Three (3), West of the Fifth P.M., Delaware County, Iowa. Subject to roadways and easements of records.

Lots Sixteen (16), Seventeen (17), Eighteen (18, Nineteen (19), Twenty (20) and Twenty-One (21) of H. A. Carter's Outlots to Hopkinton, Iowa, according to plat recorded in Book 19, L.D., Page 101.