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2019 3390 Type 03 001 Pages 2
Date 12/02/2019 Time 12:53:21PM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $591.20
Rev Stamp# 480 DOV# 507

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

ec Cypress Comm Ctr
P.O. Box 179
Delhi IA

Prepared by: Maureen A. Gronstal
Bradley & Riley PC
P.O. Box 2804
Cedar Rapids, IA 52406-2804 FAX
(319) 363-0101
(319) 363-9824

Return to and Address tax statement: Vyron C. Nelson and Roberta A. Nelson, 10259 Cypress Drive, Peosta, IA 52068

WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration, BONNIE L. ANDREWS, a single person, does hereby convey to VYRON C. NELSON and ROBERTA A. NELSON, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Delaware County, Iowa:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record in the office of the Recorder of Delaware County, Iowa.

Grantor does hereby covenant with Grantee, and successors in interest, that Grantor holds the real estate by title in fee simple; that Grantor 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 Grantor covenants to warrant and defend the real estate against 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, and as masculine or feminine gender, according to the context.

BONNIE L. ANDREWS

Dated: November 2, 2019.

By: Brenda Lee Farrell
BRENDA LEE FARRELL, as Attorney-in-Fact
for Bonnie L. Andrews

STATE OF IOWA, COUNTY OF Delaware) ss:

This instrument was acknowledged before me on this 2 day of November, 2019, by Brenda Lee Farrell, as Attorney-in-Fact for Bonnie L. Andrews, a single person.

Susan K Meyer
Notary Public in and for said State
(print name) Susan K Meyer

NOTARIAL SEAL IOWA
SUSAN K MEYER
Commission Number 798639
My Commission Expires
8-9-2022

EXHIBIT "A"

LOT 18 OF LAKE VIEW FIRST ADDITION TO DELAWARE COUNTY, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 6 PLATS, PAGE 55,

AND

LOT 18A OF LAKE VIEW FIRST ADDITION TO DELAWARE COUNTY, IOWA ACCORDING TO THE PLAT RECORDED IN BOOK 6 PLATS, PAGE 55, TOGETHER WITH GRANTORS INTEREST IN A 50-FOOT INGRESS AND EGRESS EASEMENT ACROSS THE NE 1/4 OF SECTION 23-T88N-R5W OF THE 5TH P.M., DELAWARE COUNTY, IOWA, WHOSE CENTERLINE IS DESCRIBED AS FOLLOWS: COMMENCING AS A POINT OF REFERENCE AT THE SE CORNER OF SAID NE 1/4 (E 1/4 CORNER); THENCE N 89°37'53"W ALONG THE SOUTH LINE OF SAID NE 1/4, 577.63 FEET; THENCE N 00°00'00"E, 585.29 FEET TO THE CENTERLINE OF A COUNTY ROAD AND THE POINT-OF-BEGINNING; THENCE S 86°12'43"E, 464.73 FEET; THENCE N 71°31 '07"W, 140.30 FEET; THENCE S 56°49'20"E, 225.44 FEET; THENCE N 77°19'12"W, 224.51 FEET; THENCE S 80°19'35"W, 501.23 FEET TO THE END OF THE CENTERLINE OF THE EASEMENT, SAID END BEING S 15°58'45"E, 25.15 FEET OF THE NE CORNER OF LOT 8 LAKE VIEW FIRST ADDITION TO DELAWARE COUNTY.