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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PREPARER: Nick Strittmatter 123 East First Street PO Box 229 Monticello,IA 52310 Ph 319-465-3531
TAX INFO: Dean and Debbie Ostwinkle, 3124 260th Street, Hopkinton, IA 52237
RETURN TO: PREPARER

WARRANTY DEED – JOINT TENANCY

For the consideration of one dollar ($1.00)---------- and other valuable consideration, DEAN J. OSTWINKLE and DEBBIE A. OSTWINKLE fka DEBBIE A. SAUERBRY, husband and wife, do hereby convey to DEAN J. OSTWINKLE and DEBBIE A. OSTWINKLE, husband and wife, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, certain described real estate situated in Delaware County, Iowa, and described on Exhibit A attached hereto and incorporated herein by this reference.

(This Deed is between husband and wife without actual consideration, and therefore no Revenue Stamps, Groundwater Hazard Statement, or Declaration of Value is required pursuant to Iowa Code 428A.2(11).)

Grantors do hereby covenant with grantees, and successors-in-interest, that grantors hold the real estate by title in fee simple; that grantors 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: January 8, 2020.

DEAN J. OSTWINKLE **(Grantor)**

DEBBIE A. OSTWINKLE **(Grantor)**

STATE OF IOWA, COUNTY OF JONES, §

On this 8th day of January, 2020, before me, the undersigned, a Notary Public in and for said State, personally appeared DEAN J. OSTWINKLE and DEBBIE A. OSTWINKLE, husband and wife, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

NOTARIAL SEAL IOWA

N. L. STRITTMATTER
Commission Number 111429
My Commission Expires
4-5-21

N.L. STRITTMATTER **Notary Public**

Exhibit A

That part of the North One-half (N-1/2) of the Northwest Quarter (NW-1/4) of Section Twenty-seven (27), Township Eighty-eight North (T88N), Range Three West (R3W) of the Fifth P.M., Delaware County, Iowa, described as commencing at the Northwest corner of the Northwest Quarter (NW-1/4) of said Section Twenty-seven (27), thence East 1243.1 feet along the North line of the Northwest Quarter (NW-1/4) of said Section Twenty-seven (27) to the point of beginning, thence South 3°-11' East 209.7 feet, thence South 87°-41' West 67.2 feet, thence South 5°-55' East 303.2 feet, thence North 89°-21' East 197.9 feet, thence North 0°-41' West 239.9 feet, thence South 89°-19' West 17.7 feet, thence North 0°-56' West 271.8 feet, thence West 148.6 feet to the point of beginning, said parcel containing approximately 2.14 acres subject to easements of record. The North line of the Northwest Quarter (NW-1/4) of said Section Twenty-seven (27) is assumed to bear due East and West.

also described as:

Now known as Lot Two (2) located in the Northeast Quarter (NE-1/4) of the Northwest Quarter (NW-1/4) and part of the Northwest Quarter (NW-1/4) of the Northwest Quarter (NW-1/4) all in Section 27 Township 88 North, Range 3 West of the 5th P.M. in Delaware County, Iowa in accordance with the recorded plat thereof.