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2020 172 Type 03 001 Pages 2
Date 1/21/2020 Time 11:53:14AM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $248.80
Rev Stamp# 31

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED

Return to: Ronald J. Pepples, Attorney at Law, 206 4th St., P.O. Box 328, Parkersburg, IA 50665-0328
Preparer: Ronald J. Pepples, Attorney at Law, 206 4th St., P.O. Box 328, Parkersburg, IA 50665-0328
Taxpayer: Richard C. Hunt, 2888 Quarter Road, Hopkinton, IA 52237

For the consideration of One Dollar(s) and other valuable consideration, Jean M. Sherburne fka Jean M. Hunt and Stacey L. Sherburne, wife and husband do hereby Convey to Richard C. Hunt the following described real estate in Delaware County, Iowa:

See Exhibit "A" hereto and by this reference made a part hereof.

EXEMPT: Deed of Partition without consideration, No. 11 for Groundwater and No. 13 for Declaration of Value

However, there was a partial consideration for boot of $155,998.00 paid to the Grantor by the Grantee in order to make the total partition equal in value and, accordingly, revenue stamps of $248.80 are paid with this deed.

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 January 2, 2020

Jean M Sherburne
Jean M. Sherburne fka Jean M. Hunt (Grantor)

Stacey L. Sherburne (Grantor)

STATE OF IOWA, COUNTY OF BUTLER

This record was acknowledged before me on January 2, 2020 by Jean M. Sherburne fka Jean M. Hunt and Stacey L. Sherburne, wife and husband.

Signature of Notary Public
Ronald J. Pepples

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EXHIBIT "A"

An undivided one-half interest in and to:

Lot One (1) of the Southwest Quarter (SW ¼) of Section 2, Township 87 North, Range 4 West of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 6 Plats, Page 66

The South one-half (S ½) of the Southwest Quarter (SW ¼) and all that part of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) that lies West of the Railroad right of way, of Section Two (2), all in Township Eighty Seven (87) North, Range Four (4), West of the Fifth P.M., except Lot One (1) in the Southwest Quarter (SW ¼) of Section Two (2), Township Eighty Seven (87) North, Range Four (4), West of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 6 Plats, Page 66