Recorded: 5/11/2020 at 2:59:58.0 PM
County Recording Fee: $22.00
Iowa E-Filing Fee: $7.13
Combined Fee: $29.13
Revenue Tax: $199.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2020 PG: 1399

WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Steven E. Carr, 117 S Franklin Street, PO Box 333, Manchester, Iowa 52057
Phone: (563) 927-4164

Taxpayer Information: (Name and complete address)
Ryan Matthew Hermsen, 137 Nelson Circle, Manchester, Iowa 52057

Return Document To: (Name and complete address)
Ryan Matthew Hermsen, 137 Nelson Circle, Manchester, Iowa 52057

Grantors:
Danny R. McDowell
Christine K. McDowell

Grantees:
Ryan Matthew Hermsen

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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WARRANTY DEED

For the consideration of $125,000.00 Dollar(s) and other valuable consideration, Danny R. McDowell and Christine K. McDowell, husband and wife do hereby Convey to Ryan Matthew Hermsen the following described real estate in Delaware County, Iowa: See 1 in Addendum

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 May 8, 2020.

Danny R. McDowell (Grantor)

Christine K. McDowell (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on May 8, 2020, by Danny R. McDowell and Christine K. McDowell.

NOTARIAL SEAL IOWA
STEVEN E CARR
Commission Number 713328
My Commission Expires
October 30, 2022

Signature of Notary Public

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Addendum

1. A parcel of land located in the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼) of Section Twenty (20), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., Delaware County, Iowa, as shown on the Right of Way Plat recorded in Book W, Misc., Page 203, and described as follows: Bounded on the Southwest by a line sixty (60) feet normally distant Northeasterly from and parallel to the centerline of Primary Road No. 13; on the Northeast by the Southwesterly right of way line of the former secondary road; and on the Southeast by a line beginning at a point sixty (60) feet normally distant Northeasterly from centerline Station 34+00 as shown on project plans for Project No. P-236, thence North 28° 02' East one hundred twenty six and eight-tenths (126.8) feet to said Southwesterly right of way line, containing 0.4 acres more or less, except easements and roadways of record and in particular a twenty (20) foot wide permanent easement for the purpose of ingress and egress along the presently existing and traveled roadway running northerly from Highway No. 13, as presently dedicated, to the commencement of the vacated portion of the Jones Road as shown in Road Record 4, Page 175, in the Delaware County Auditor's Office and in Supervisor's Minutes L, Page 322.