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Rec Amt $12.00 Aud Amt $15.00
Rev Transfer Tax $736.00
Rev Stamp# 214 DOV# 207

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Return To: James E. Hoeger & Diane M. Hoeger, 2706 245th St, Earlville, Iowa 52041
Taxpayer: James E. Hoeger & Diane M. Hoeger, 2706 245th St, Earlville, Iowa 52041
Preparer: Jane E. Hanson, 401 E Main St, Manchester, Iowa 52057, Phone: (563) 927-5920

WARRANTY DEED - JOINT TENANCY

For the consideration of $460,190.00 Dollar(s) and other valuable consideration, Leah Kay Hedrick and Donald Hedrick, wife and husband do hereby Convey to James E. Hoeger and Diane M. Hoeger, husband and wife, 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 page 2

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: 5/22/2020

Leah Kay Hedrick

Leah Kay Hedrick, Grantor

Donald Hedrick

Donald Hedrick, Grantor

STATE OF GEORGIA, COUNTY OF COBB

This record was acknowledged before me on 5/22/2020, by Leah Kay Hedrick and Donald Hedrick, wife and husband.

Signature of Notary Public

Cynthia L Landers
NOTARY PUBLIC
Cobb County, GEORGIA
My Comm. Expires 03/28/2022

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An undivided one-half interest in and to the following described real estate:

The West one-half (W½) of Northwest fractional Quarter (NWfr¼) of Section One (1), the Southeast Quarter (S E/14) of the Northeast Quarter (NE ¼) of Section Eleven (11), and the South fifty (50) acres of the East three-fourths (E ¾) of the West one-half (W½) of the Northeast Quarter (NE¼) of Section Thirteen (13), all in Township Eighty Eight (88) North, Range Four (4), West of the Fifth P.M., except that part conveyed to the State of Iowa by Warranty Deed recorded in Book 83, L.D., Page 473 and Warranty Deed recorded in Book 119, L.D., Page 169, and also except the East fifty five (55) feet of the Southwest Quarter (SW ¼) of the Northwest fractional Quarter (NWfr¼) of said Section One (1), and also except the East fifty five (55) feet of the South forty-seven and seventy two hundredths (47.72) feet of the Northwest Quarter (NW ¼) of the Northwest Fractional Quarter (NWfr¼) of said Section One (1), and also except that part of the Southwest Quarter (SW 1/4) of the Northwest fractional Quarter (NWfr¼) of said Section One (1), described as commencing at the Southwest corner of said Northwest fractional Quarter (NWfr¼) and running thence South 88° 27' East seven hundred thirty four and eight-tenths (734.8) feet along the South line of said Southwest Quarter (SW1/4) of the Northwest fractional Quarter (NWfr¼) to the point of beginning, thence North 1° 33' East one hundred thirty (130.0) feet, thence South 88° 27' East one hundred fifty (150.0) feet, thence South 1° 33' West one hundred thirty (130.0) feet, thence North 88° 27' West one hundred fifty (150.0) feet to the point of beginning.