Book 2020 Page 3052
Document 2020 3052 Type 03 001 Pages 3
Date 9/08/2020 Time 9:11:00AM
Rec Amt $17.00 Aud Amt $5.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
(CORPORATE GRANTOR)
Recorder's Cover Sheet

Preparer Information:
Jane E. Hanson, Hanson Law Office, 401 E Main St, Manchester, Iowa 52057
Phone: (563) 927-5920

Taxpayer Information:
Kimberly S. Belser, 58 Sapphire Point, Morton, Illinois 61550

Return Document To:
Jane E. Hanson, Hanson Law Office, 401 E Main St, Manchester, Iowa 52057

Grantors:
B & Y Grain, Inc.
Kimberly S. Belser
Steven Belser

Grantees:
Kimberly S. Belser

Legal Description: See Page 2

Document or instrument number of previously recorded documents: _____

WARRANTY DEED
(Corporate Grantor)

For the consideration of $10.00 Dollar(s) and other valuable consideration, B & Y Grain, Inc., a corporation organized and existing under the laws of Iowa does hereby Convey to Kimberly S. Belser the following described real estate in Delaware County, Iowa:

This deed is exempt according to Iowa Code 428A.2([illegible]). (21)
That part of the Southwest fractional Quarter (SW fr 1/4) of Section Six (6), Township Eighty Eight (88) North, Range Six (6), West of the Fifth P.M., described as follows: Commencing at the Northwest corner of the Southwest fractional Quarter (SW fr 1/4) of said Section Six (6), thence South 0° 01' 20" East 9.86 feet along the West line of said Southwest fractional Quarter (SW fr 1/4), thence concave Southeasterly 556.00 feet along a 57,158.00 feet radius curve, tangent to the following course, thence South 89° 10' 00" East 440.76 feet along the South right-of-way line of U.S. Highway No. 20 to the point of beginning, thence South 89° 10' 00" East 632.68 feet along the South right-of-way line of U.S. Highway No. 20, thence South 0° 23' 00" East 2,607.56 feet to the South line of the said Southwest fractional Quarter (SW fr 1/4), thence North 89° 49' 20" West 648.95 feet along the South line of the said Southwest fractional Quarter (SW fr 1/4) thence North 0° 01' 20" West 2,614.69 feet to the point of beginning
And also the following:
That part of the Southwest fractional Quarter (SW fr 1/4) of Section Six (6), Township Eighty Eight (88) North, Range Six (6), West of the Fifth P.M., described as follows: Commencing at the Northwest corner of the Southwest fractional Quarter (SW fr 1/4) of said Section Six (6), thence South 0° 01' 20" East 9.86 feet along the West line of the said Southwest fractional Quarter (SW fr 1/4) to the point of beginning, thence concave Southwesterly 556.00 feet along a 57,158.00 feet radius curve, tangent to the following course, thence South 89° 10' 00" East 440.76 feet along the South right-of-way line of U.S. Highway No. 20, thence South 0° 01' 20" East 2,614.69 feet to the South line of the said Southwest fractional Quarter (SW fr 1/4), thence North 89° 49' 20" West 996.74 feet along the South line of the said Southwest fractional Quarter (SW fr 1/4) to the Southwest corner thereof, thence North 0° 01' 20" West 2,624.37 feet along the West line of the Southwest fractional Quarter (SW fr 1/4) of said Section Six (6) to the point of beginning.

The Corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it 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 it covenants to Warrant and Defend the real estate against the 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, according to the context.

©The Iowa State Bar Association 2020
IowaDocs®

Dated: July 10TH, 2020.

B & Y Grain, Inc., a(n) Iowa corporation

By: Kimberly S. Belser
Kimberly S. Belser, President

By: Steven Belser
Steven Belser, Secretary

STATE OF ILLINOIS, COUNTY OF TAZEWELL

This record was acknowledged before me on July 10TH, 2020 by Kimberly S. Belser, as President, of B & Y Grain, Inc.

OFFICIAL SEAL
DELLYNN M LINDER
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:08/02/20

Dellynn M Linder
Signature of Notary Public

STATE OF ILLINOIS, COUNTY OF TAZEWELL

This record was acknowledged before me on July 10TH, 2020 by Steven Belser, as Secretary, of B & Y Grain, Inc.

OFFICIAL SEAL
DELLYNN M LINDER
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:08/02/20

Dellynn M Linder
Signature of Notary Public