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Rev Transfer Tax $31.20
Rev Stamp# 426 DOV# 419

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Prepared by/ Mark R. Van Heukelom P.O. Box 2804 (319) 363-0101
Return to: Bradley & Riley PC Cedar Rapids, IA 52406-2804 FAX (319) 363-9824

Address tax statement: Eric Werner, 3124 231st Ave., Hopkinton, IA 52237

WARRANTY DEED

For the consideration of One Dollar ($1.00), Patrick Britt and Gail Britt, a married couple, and Larry Britt and Karen Britt, a married couple, do hereby convey to Eric Werner, a single person, the following described real estate in Delaware County, Iowa:

THAT PART OF THE WEST ONE-HALF (W½) OF THE NORTHWEST QUARTER (NW¼) OF SECTION TWENTY (20), TOWNSHIP EIGHTY SEVEN (87) NORTH, RANGE FOUR (4), WEST OF THE FIFTH PRINCIPAL MERIDIAN DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF THE UNION TOWNSHIP CEMETERY, SAID POINT BEING EIGHTY FIVE AND FOURTEEN ONE-HUNDREDTHS (85.14) FEET NORTH AND TWO HUNDRED TWENTY ONE AND SEVENTY SIX ONE-HUNDREDTHS (221.76) FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW¼) OF THE NORTHWEST QUARTER (NW¼) OF THE NORTHWEST QUARTER (NW¼) OF SAID SECTION TWENTY (20), AND RUNNING THENCE NORTH NINE AND SIXTY SIX ONE-HUNDREDTHS (9.66) FEET TO THE POINT OF BEGINNING, THENCE SOUTH TWO HUNDRED TWENTY SIX AND EIGHTY ONE-HUNDREDTHS (226.80) FEET, THENCE NORTH 89° 24' 40" WEST ONE HUNDRED FORTY AND SIXTY FIVE ONE-HUNDREDTHS (140.65) FEET, THENCE NORTH 1° 46' 15" WEST ONE HUNDRED SIXTY FIVE AND EIGHTY THREE ONE-HUNDREDTHS (165.83) FEET, THENCE NORTH 62° 27' 05" EAST SEVENTY TWO AND NINETY TWO ONE-HUNDREDTHS (72.92) FEET, THENCE NORTH 72° 12' 05" EAST EIGHTY FIVE (85.0) FEET TO THE POINT OF BEGINNING

Now known as:

PARCEL #1, BEING PART OF THE WEST ONE-HALF (W½) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 20, TOWNSHIP 87 NORTH, RANGE 4, WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA.

The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record in the office of the Recorder of Delaware County, Iowa.

This Deed was prepared without the benefit of a title search. The preparer of this Deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

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: October 1, 2020

Patrick Britt

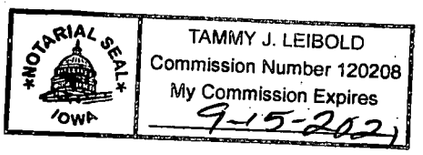
Larry Britt

Gail Britt

Karen Britt

STATE OF IOWA)
) ss:
COUNTY OF JONES)

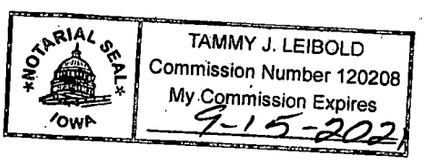
This instrument was acknowledged before me on October 1, 2020 by Patrick Britt and Gail Britt, husband and wife.



Tammy J. Leibold
Notary Public in and for said State

STATE OF IOWA)
) ss:
COUNTY OF JONES)

This instrument was acknowledged before me on October 1, 2020 by Larry Britt and Karen Britt, husband and wife.



Tammy J. Leibold
Notary Public in and for said State