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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Preparer Information: Erick Skogman, Elderkin & Pimie, PLC, 316 2nd St SE #124, Cedar Rapids, IA 52401 (319) 362-2137
Return Document To/Address Tax Statements: Ian T. Mesch, 1899 Honey Creek Rd, Manchester, IA 52057

WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration, Garry A. Hutchinson and Sheryl L. Hutchinson, husband and wife, do hereby convey to Ian T. Mesch, the following described real estate in Delaware County, Iowa:

That part of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section Seventeen (17), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M. described as commencing at a point eight hundred forty four (844) feet West of the Southeast corner of said Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) which point is in the center of the public highway as now traveled, and running thence West two hundred (200) feet, thence Northeasterly parallel with the center line of said highway a distance of one hundred fifth (150) feet, thence East two hundred (200) feet to the center of the highway, thence Southwesterly along the center of said highway to the point of beginning.

Subject, nevertheless, to all restrictions, easements, covenants and conditions of record.

Grantor(s) do/does hereby covenant(s) with grantee(s), and successors in interest, that grantor(s) hold(s) the real estate by title in fee simple; that grantor(s) have/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 grantor(s) covenant(s) to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. The undersigned hereby relinquish 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: 1-25-2021

Garry A. Hutchinson

Sheryl L. Hutchinson

STATE OF Florida, COUNTY OF Pasco

This instrument was acknowledged before me this 25 day of January, 2021 by Garry A. Hutchinson and Sheryl L. Hutchinson, husband and wife.

ANDREW WALTERS
Notary Public - State of Florida
Commission # GG 352906
My Comm. Expires Jul 8, 2023
Bonded through National Notary Assn.

Notary Public – State of Florida