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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Return to and
Prepared by: Maureen A. Gronstal PO Box 2804 (319)363-0101
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Address tax statement: Patricia Hucker, PO Box 283, Hopkinton, IA 52237

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration, ANDREA HUCKER, a single person, ("Grantor"), does hereby convey to PATRICIA HUCKER, a single person, ("Grantee"), the following described real estate in Delaware County, Iowa:

SEE ATTACHED EXHIBIT "A"

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 is exempt from Transfer Tax and filing a Declaration of Value pursuant to Iowa Code Section 428A.2(18).

This Deed is being given to cancel and terminate the interest of the above-named Grantor in the Real Estate Contract as to the above-described property, which Contract was dated July 8, 2016 and recorded on July 8, 2016, in the office of the Delaware County, Iowa, Recorder in Book 2016, at Page 1765.

Grantor does Hereby Covenant with Grantee and her successors in interest to Warrant and Defend the right, title, and interest in and to the real estate conveyed to Grantee hereunder against the lawful claims of all persons claiming by, through or under Grantor.

This Deed was prepared at the request of the Grantee 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: January 27, 2021

ANDREA HUCKER, Grantor

STATE OF IOWA)
) ss.
COUNTY OF JONES)

This instrument was acknowledged before me on January 27, 2021, by ANDREA HUCKER, a single person.

Notary Public in and for the State of Iowa



EXHIBIT "A"

THE NORTH ONE-HALF (N1/2) OF THE SOUTHEAST QUARTER (SE1/4) AND THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE/14) OF SECTION TWENTY-NINE (29), TOWNSHIP EIGHTY-SEVEN (87) NORTH, RANGE FOUR (4), WEST OF THE FIFTH P.M. **EXCLUDING** THE EAST 400' OF THE NE1/4 SE1/4 OF SECTION 29, TOWNSHIP 87 NORTH, RANGE FOUR (4), WEST OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

AND

ALL THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION TWENTY-EIGHT, TOWNSHIP EIGHTY-SEVEN NORTH, RANGE FOUR, WEST OF THE FIFTH P.M., DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION TWENTY-EIGHT, THENCE EAST TWELVE RODS TO THE ANAMOSA AND GARNAVILLO STATE ROAD, THENCE SOUTHEASTERLY ALONG SAID ROAD SIXTY RODS, THENCE WEST TO THE WEST LINE OF SAID SECTION TWENTY-EIGHT, THENCE NORTH TO THE PLACE OF BEGINNING, EXCEPT THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION TWENTY-EIGHT DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF THE NORTH ONE-HALF OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, THENCE EAST TWENTY NINE AND NINETEEN HUNDREDTHS (29.19) FEET ALONG THE SOUTH LINE OF SAID NORTH ONE-HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER TO THE POINT OF BEGINNING, THENCE NORTH 2° 47' 10" WEST TWO HUNDRED TWENTY ONE AND EIGHTY TWO HUNDREDTHS (221.82) FEET ALONG A FENCE LINE, THENCE EAST FIVE HUNDRED TWENTY NINE AND FOUR-TENTHS (529.4) FEET TO THE CENTERLINE OF COUNTY ROAD D-47, THENCE SOUTH 30° 52' 20" EAST TWO HUNDRED FIFTY EIGHT AND THIRTEEN HUNDREDTHS (258.13) FEET ALONG THE CENTERLINE OF SAID COUNTY ROAD D-47, THENCE WEST SIX HUNDRED FIFTY ONE AND SEVEN HUNDREDTHS (651.07) FEET ALONG THE SOUTH LINE OF THE NORTH ONE-HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION TWENTY EIGHT TO THE POINT OF BEGINNING.

AND

THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION TWENTY EIGHT, TOWNSHIP EIGHTY SEVEN NORTH, RANGE FOUR, WEST OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF THE NORTH ONE-HALF (N1/2) OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, THENCE EAST TWENTY NINE AND NINETEEN ONE-HUNDREDTHS (29.19) FEET ALONG THE SOUTH LINE OF THE NORTH ONE-HALF OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER TO

THE POINT OF BEGINNING, THENCE NORTH 2° 47' 10" WEST TWO HUNDRED TWENTY ONE AND EIGHTY TWO ONE-HUNDREDTHS (221.82) FEET ALONG A FENCE LINE, THENCE EAST FIVE HUNDRED TWENTY NINE AND FOUR TENTHS (529.4) FEET TO THE CENTERLINE OF COUNTY ROAD D-47, SOUTH 30° 52' 20" EAST TWO HUNDRED FIFTY EIGHT AND THIRTEEN ONE-HUNDREDTHS (258.13) FEET ALONG THE CENTERLINE OF SAID COUNTY ROAD D-47, THENCE WEST SIX HUNDRED FIFTY ONE AND SEVEN ONE-HUNDREDTHS (651.07) FEET ALONG THE SOUTH LINE OF THE NORTH ONE-HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER TO THE POINT OF BEGINNING.