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Date 3/03/2021 Time 2:25:59PM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $87.20
Rev Stamp# 68 DOV# 64

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Return To: Gary R. Nieman & Zeta F.Nieman, 1527 230th St., Manchester, IA 52057
Taxpayer: Gary R. Nieman & Zeta F. Nieman, 1527 230th St., Manchester, IA 52057
Preparer: Nathan D. Runde, 2080 Southpark Ct., Dubuque, IA 52003, Phone: 563 582-2926

WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Laurence J. Scherrman and Irene M. Scherrman, Husband and Wife, do hereby Convey to Gary R. Nieman and Zeta F. Nieman, Husband & Wife as tenants in common, the following described real estate in Delaware County, Iowa:

See Addendum

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: 2-27-21

Laurence J. Scherrman, Grantor

Irene M. Scherrman, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on 2-27-21 by Laurence J. Scherrman & Irene M. Scherrman, Husband and Wife

RON R. McCARTHY
Commission Number 793806
My Comm. Exp. DEC 31, 2021

Signature of Notary Public

Legal Description

ADDENDUM

That part of the West one-half (W½) of the Southwest fractional Quarter (SWfr¼) of Section Six (6), Township Eighty Eight (88) North, Range Five (5), West of the Fifth P.M. described as commencing at the Northwest corner of the Southwest fractional Quarter (SWfr¼) and running thence South 88° 54' East seven hundred eighty and four-tenths (780.4) feet along the North line of the Northwest Quarter (NW¼) of the Southwest fractional Quarter (SWfr¼) to the point of beginning, thence South 46° 35' West four hundred eighteen and six-tenths (418.6) feet, thence Southwesterly two hundred sixty six and five-tenths (266.5) feet along a six hundred sixty three (663.0) feet radius curve, concave Southeasterly and tangent to the preceding course, thence South 61° 14' West one hundred three and one-tenth (103.1) feet, thence South 24° 30' West one hundred six and nine-tenths (106.9) feet, thence South 0° 23' East five hundred fifty (550.0) feet, thence South 8° 08' West one hundred five (105.0) feet, thence South 89° 13' East seven hundred thirty two (732.0) feet, thence North one thousand two hundred thirty seven and three-tenths (1237.3) feet to the North line of the Northwest Quarter (NW¼) of the Southwest fractional Quarter (SWfr¼) of said Section Six (6), thence North 88° 54' West fifty seven and two-tenths (57.2) feet to the point of beginning, except Parcel E, Part Of The NW 1/4 Of The SW 1/4 Section 6, T88N, R5W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 8 Plats, Page 90.