Book 2021 Page 1917
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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

SPECIAL WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:
Peter D. Arling, O'Connor & Thomas, P.C., 1000 Main Street, Dubuque, IA 52001
Phone: (563) 557-8400 (kmp)

Taxpayer Information:
Gregory M. Vance and Heather A. Vance, 20635 260th Street, Delhi, IA 52223

Return Document To:
Gregory M. Vance and Heather A. Vance, 20635 260th Street, Delhi, IA 52223

Grantors:
Patrick Michael Vance and Wendy Ann Vance

Grantees:
Gregory M. Vance and Heather A. Vance

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars ($10.00) and other valuable consideration, Patrick Michael Vance and Wendy Ann Vance, husband and wife, do hereby Convey to Gregory M. Vance and Heather A. Vance, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

See the legal descriptions on the attached Exhibits "A" and "B", according to the recorded plat thereof filed with the Delaware County Recorder on May 17, 2021, in Book 2021, Page 1825.

This deed is exempt from transfer tax pursuant to Iowa Code Section 428.2(A)(11).

Grantors do Hereby Covenant with Grantees and successors in interest to Warrant and Defend the real estate against the lawful claims of all persons claiming by, through or under them, 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: May 24, 2021

Patrick Michael Vance

Patrick Michael Vance, Grantor

Wendy Ann Vance

Wendy Ann Vance, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on May 24, 2021 by Patrick Michael Vance.

ANN COOKSLEY
Commission Number 192406
My Commission Expires
9-11-21

Signature of Notary Public

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on May 24, 2021 by Wendy Ann Vance.

ANN COOKSLEY
Commission Number 192406
My Commission Expires
9-11-21

Signature of Notary Public

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EXHIBIT "A"

LEGAL DESCRIPTION:

PARCEL 2021-55, Part of the NE 1/4 of the SE 1/4 of Section 23, Township 88 North, Range 5 West, of the Fifth Principal Meridian, Delaware County, Iowa, containing 2.08 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING at the Southeast Corner of the NE 1/4 of the SE 1/4 of Section 23, Township 88 North, Range 5 West, of the Fifth Principal Meridian, Delaware County, Iowa, being on the southerly line of Parcel 2013-65 as recorded in Book 2013, Page 2789;

THENCE along the easterly line of the NE 1/4 of the SE 1/4 of said Section 23, and southerly line of said Parcel 2013-65, North 01° 21' 10" West, 105.10 feet to the POINT OF BEGINNING;

THENCE along the southerly line of said Parcel 2013-65, South 89° 13' 40" West, 275.00 feet;

THENCE North 01° 19' 52" West, 325.00 feet;

THENCE North 87° 34' 50" East, 274.91 feet, to the easterly line of the NE 1/4 of the SE 1/4 of said Section 23;

THENCE along the easterly line of the NE 1/4 of the SE 1/4 of said Section 23, South 01° 21' 10" East, 332.90 feet to the POINT OF BEGINNING;

The westerly line of the NW 1/4 of the SW 1/4 of Section 24, Township 88 North, Range 5 West, of the Fifth Principal Meridian, Delaware County, Iowa, is assumed to bear South 01° 21' 10" East.

EXHIBIT "B"

LEGAL DESCRIPTION:

PARCEL 2021-56, Part of the NW 1/4 of the SW 1/4 of Section 24, Township 88 North, Range 5 West, of the Fifth Principal Meridian, Delaware County, Iowa, containing 3.02 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the Southwest Corner of the NW 1/4 of the SW 1/4 of Section 24, Township 88 North, Range 5 West, of the Fifth Principal Meridian, Delaware County, Iowa, being on the southerly line of Parcel 2013-65 as recorded in Book 2013, Page 2789;

THENCE along the southerly line of said Parcel 2013-65 and westerly line of the NW 1/4 of the SW 1/4 of said Section 24, North 01° 21' 10" West, 438.00 feet;

THENCE North 87° 34' 50" East, 300.00 feet;

THENCE South 01° 21' 10" East, 438.00 feet to the southerly line of said Parcel 2013-65, being on the southerly line of the NW 1/4 of the SW 1/4 of said Section 24;

THENCE along the southerly line of said Parcel 2013-65 and southerly line of the NW 1/4 of the SW 1/4 of said Section 24, South 87° 34' 50" West, 300.00 feet to the POINT OF BEGINNING;

The westerly line of the NW 1/4 of the SW 1/4 of Section 24, Township 88 North, Range 5 West, of the Fifth Principal Meridian, Delaware County, Iowa, is assumed to bear South 01° 21' 10" East.