Recorded: 11/3/2021 at 1:21:35.0 PM
County Recording Fee: $32.00
Iowa E-Filing Fee: $3.00
Combined Fee: $35.00
Revenue Tax: $0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 3878

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: James T Peters, 309 First St. E, Independence, IA 50644, Phone: 319-334-9992

Taxpayer Information: Gary Schnieders, and Mary O'Brien Schnieders, 21807 182nd Ave, Manchester, IA 52057

Return Document To: James T Peters, 309 First St. E, Independence, Iowa 50644

Grantors: City of Manchester, Iowa

Grantees: Gary Schnieders and Mary O'Brien Schnieders

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, City of Manchester, Iowa, n Iowa Municipal Corporation organized and existing under the laws of IA, does hereby Convey to Gary Schnieders and Mary O'Brien Schnieders, as 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:

The legal description of the real estate herein is as follows:

Attached hereto, marked Exhibit A, and by this reference made a part hereof

This deed is exempt according to Iowa Code 428A.2(6).

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: November 2, 2021.

City of Manchester, Iowa, an Iowa Municipal Corporation

CITY OF MANCHESTER CITY SEAL

By Milt L. Kramer
Milt Kramer, Mayor

By Erin Learn
Erin Learn, City Clerk

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on November 3, 2021, by Milt Kramer, as Mayor, of City of Manchester, Iowa a corporation.

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NOTARIAL SEAL IOWA
LAURA K THOMAS
Commission Number 718135
My Commission Expires
August 26, 2023

Laura K. Thomas
Signature of Notary Public



STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on November 3, 2021, by Erin Learn, as City Clerk, of City of Manchester, Iowa a corporation.

Laura K. Thomas
Signature of Notary Public

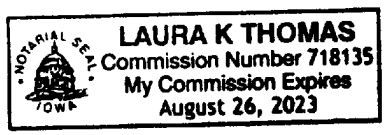


EXHIBIT A

E-FILED 2021 AUG 30 3:54 PM DELAWARE - CLERK OF DISTRICT COURT

RECORDER'S INDEX
COUNTY: DELAWARE
SECTION: 33-88-5
QUARTER SECTION: NW1/4-SW1/4
CITY: MANCHESTER
SUBDIVISION: N/A
BLOCK: N/A
LOT(S): PARCEL 2021-100
PROPRIETOR: CITY OF MANCHESTER
REQUESTED BY: CITY OF MANCHESTER

Recorded: 8/6/2021 at 8:10:13.0 AM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.32
Combined Fee: $20.32
Revenue Tax:
Delaware County, Iowa
Doreen Schindler RECORDER
BK: 2021 PG: 2821

Filed Delaware County Assessor 8/6/2021
Filed Delaware County Auditor 8/6/2021

PREPARED BY/RETURN TO: FEHR GRAHAM, 221 E. MAIN STREET, SUITE 301, MANCHESTER, IA 52057 – PH: (563)927-2060

PLAT OF SURVEY
PARCEL 2021-100 IN THE NW1/4 OF THE SW1/4 OF SECTION 33-T89N-R5W
CITY OF MANCHESTER, DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION

NOTE: THIS PLAT OF SURVEY IS TO AID IN THE PROCESS OF QUIETING TITLE FOR DESCRIBED PARCEL 2021-100 IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 89 NORTH, RANGE 5 WEST OF THE 5TH P.M., CITY OF MANCHESTER, DELAWARE COUNTY, IOWA. THIS PLAT OF SURVEY IS TO ALSO AID IN THE LOCATION OF THE PARCEL 2021-100 IN THE EXISTING EASEMENTS RECORDED IN BOOK 80, PAGE 64 AND IN BOOK 78, PAGE 354, BOTH ON FILE IN THE DELAWARE COUNTY RECORDER'S OFFICE, MANCHESTER, IOWA.

PARCEL 2021-100 IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 89 NORTH, RANGE 5 WEST OF THE 5TH P.M., CITY OF MANCHESTER, DELAWARE COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION;

THENCE SOUTH 89°45'08" WEST (ASSUMED BEARING), 106.86 FEET ALONG THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION LINE TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89°45'08" WEST, 8.39 FEET ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF PARCEL 2018-89 AS RECORDED IN BOOK 2018, PAGE 2303 ON FILE IN THE DELAWARE COUNTY RECORDER'S OFFICE, MANCHESTER, IOWA;

THENCE NORTH 09°39'39" WEST, 354.14 FEET ALONG SAID PARCEL;

THENCE SOUTH 83°01'23" EAST, 267.00 FEET;

THENCE SOUTH 21°11'36" EAST, 156.72 FEET TO THE POINT OF BEGINNING;

CONTAINING 0.622 ACRE SUBJECT TO OTHER EASEMENTS AND RESTRICTIONS OF RECORD.

REFERENCES ARE HEREIN MADE TO A SURVEY AND PLAT MADE BY LYLE C. TEUPPE RECORDED NOVEMBER 28, 2016, IN BOOK 2016, PAGE 3380; TO A SURVEY AND PLAT MADE BY DAVID P. SCHNEIDER RECORDED MAY 24, 2000, IN BOOK 2000, PAGE 1388; TO A WARRANTY DEED RECORDED JUNE 17, 1993, IN BOOK 131, PAGE 274; TO A ROAD EASEMENT RECORDED JUNE 18, 1857, IN BOOK 80, PAGE 64; TO A ROAD EASEMENT RECORDED APRIL 3, 1956, IN BOOK 78, PAGE 353; TO A WARRANTY DEED RECORDED MAY 10, 1972, IN BOOK 91, PAGE 287; TO A RELEASE OF TEMPORARY EASEMENT RECORDED NOVEMBER 12, 1974, IN BOOK 96, PAGE 333; TO A WALKWAY EASEMENT PLAT AND SURVEY MADE BY PAUL R. HEROLD, RECORDED SEPTEMBER 1, 2005, IN BOOK 2005, PAGE 3129, ALL ON FILE IN THE DELAWARE COUNTY RECORDER'S OFFICE, MANCHESTER, IOWA.

LEGEND

⊕	SECTION CORNER AS DESCRIBED
■	FOUND 1/2" REBAR W/ORC (14417
●	FOUND 1" IRON PIPE
✱	FOUND PK NAIL
⊙	FOUND 1/2" REBAR W/RPC 27884
⊖	SET 1/2" REBAR W/RPC 24827
———	SURVEY BOUNDARY
——·—·——	1/4 SECTION LINE
——— — ———	EXISTING RIGHT-OF-WAY
———	EXISTING PROPERTY LINE
——— — ———	EXISTING CENTERLINE ROAD
(R)	PREVIOUSLY RECORDED AS
SSW	STAINLESS STEEL WASHER
ORC	ORANGE PLASTIC CAP
RPC	RED PLASTIC CAP

PROFESSIONAL LAND SURVEYOR ADAM J. RECKER 24827 IOWA

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Adam J. Recker, P.L.S. 7-22-2021
License Number: 18638 Date
My license renewal date is December 31, 2021.
Pages covered by this seal: SHEETS 1 THROUGH 2

FEHR GRAHAM ENGINEERING & ENVIRONMENTAL
ILLINOIS IOWA WISCONSIN

P:\projects\cc-mch\cc-005-topo\dwg

FLD BK: DEL. CO. DELAWARE TWP 1 PG: 52-53

SURVEY WAS COMPLETED ON: July 22, 2021

JOB NUMBER: 18-005

SHEET NUMBER: 1 of 2

Exhibit A

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PREPARED BY/RETURN TO: FEHR GRAHAM, 221 E. MAIN STREET, SUITE 301, MANCHESTER, IA 52057 ~ Ph: (563)927-2060

PLAT OF SURVEY

PARCEL 2021-100 IN THE NW1/4 OF THE SW1/4 OF SECTION 33-T89N-R5W CITY OF MANCHESTER, DELAWARE COUNTY, IOWA

