Book 2022 Page 3732
Document 2022 3732 Type 03 002 Pages 3
Date 12/21/2022 Time 12:19:31PM
Rec Amt $17.00 Aud Amt $5.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

QUIT CLAIM DEED
Recorder's Cover Sheet

Preparer Information: Thomas J. Hanson, 401 E Main St, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information: Kevin J. Werner and Marjorie J. Werner, 2539 180th Avenue, Manchester, Iowa 52057

Return Document To: Thomas J. Hanson, Hanson Law Office, 401 E. Main Street, Manchester, Iowa 52057

Grantors: Elizabeth J. Werner

Grantees: Kevin J. Werner and Marjorie J. Werner

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

QUIT CLAIM DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Elizabeth J. Werner, a single person, does hereby Quit Claim to Kevin J. Werner and Marjorie J. Werner, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common all our right, title, interest, estate, claim and demand in the following described real estate in Delaware County, Iowa:

School house site described as commencing at the Northeast corner of said Southeast Quarter (SE1/4), running thence South in the Center of the County road twelve (12) rods, thence West ten (10) rods, thence North twelve (12) rods to the center of the public highway, thence East along the center of said public highway ten (10) rods to the place of beginning.

Pursuant to a Warranty Deed recorded October 21, 1879 in Book 27, Page 366, the real estate described herein was originally granted on the condition it be used for school purposes and at such time it ceased to be used for such purposes for two consecutive years title was to revert "to the original owner, his heirs or assigns, without legal hindrance or expense." Up to the time of this conditional conveyance, the parcel had been owned as part of the East one-half (E1/2) of the Southeast Quarter (SE1/4) of Section Twenty (20), Township Eighty-Eight (88) North, Range Five (5), West of the Fifth P.M. In 1985 the undersigned and late husband received title to this land except the 3/4 acre parcel designated for school purposes. At that time there was a school building standing on the 3/4 acre parcel but it had not been used for more than two years. The undersigned and late husband removed the school building and the ground on which it stood has been farmed ever since.

This deed is exempt according to Iowa Code 428A.2(21).

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: December 21, 2022.

Elizabeth J. Werner

Elizabeth J. Werner, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on December 21, 2022 by Elizabeth J. Werner.

THOMAS J. HANSON
Commission Number 115040
My Commission Expires
September 22, 2025

Signature of Notary Public

©The Iowa State Bar Association 2022
IowaDocs®