Recorded: 1/19/2023 at 10:17:34.0 AM
County Recording Fee: $22.00
Iowa E-Filing Fee: $3.00
Combined Fee: $25.00
Revenue Tax: $444.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 141

This instrument prepared by:
TIM ESTLUND, Tim A Estlund, 100 1st Ave NE, Ste 105, Cedar Rapids, IA 52401
Phone No.: 319-378-6788

Mail tax statements and return document to:
Sharon K. Bonert, 27214 218th St, Earlville, IA 52041

WARRANTY DEED

For the consideration of One Dollar ($1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Andrew A. Lemke and Angela T. Lemke, a married couple**, do hereby convey unto **Sharon K. Bonert**, the following described real estate:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Order No.: 808-24278/BJK

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantee, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the Grantors 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.

Andrew A. Lemke

Angela T. Lemke

STATE OF Iowa)
) SS:
COUNTY OF Linn)

NOTARIAL SEAL IOWA
ABBY BESLER
Commission Number 823210
My Commission Expires 1-16-23

This instrument was acknowledged before me on 1-8 2023 by Andrew A. Lemke and Angela T. Lemke, a married couple.

Notary Public in and for said State

Order No.: 808-24278/BJK

EXHIBIT "A"

Lot Six (6) of the Subdivision of Lot One (1) of Timbergate Subdivision of part of the South one-half (S½) of the Southwest Quarter (SW¼) and part of the West one-half (W½) of the Southeast Quarter (SE¼) of Section Thirty Six (36), Township Eighty Nine (89) North, Range Four (4), West of the Fifth Principal Meridian, according to plat recorded in Book 4 Plats, Page 39; also that part of Lot Two (2), Block Four (4) of the Subdivision of Lot Two (2) of Timbergate Subdivision in Section Thirty Six (36), Township Eighty Nine (89) North, Range Four (4), West of the Fifth Principal Meridian in Delaware County, Iowa, according to plat recorded in Book 4 Plats, Pages 65-67, described as commencing at the Southwesterly corner of said Lot Six (6), thence South 25° 21' 27" East along the extended Southwesterly line of said Lot Six (6) forty two and twenty three hundredths (42.23) feet to the boundary of a lake, thence North 61° 34' 13" East along said lake boundary one hundred fifty seven and five-tenths (157.5) feet, thence North 27° 06' 34" East along said lake boundary forty one and fifty seven hundredths (41.57) feet to a point on the Northeasterly line of said Lot Six (6) extended, thence North 50° 33' 27" West along said extended Northeasterly line fifty five hundredths (.55) feet, thence South 67° 02' 33" West along the Southeasterly line of said Lot Six (6) one hundred ninety and seventeen hundredths (190.17) feet to the point of beginning