Book 2023 Page 177

Document 2023 177 Type 03 001 Pages 2
Date 1/25/2023 Time 2:31:48PM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $799.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Steven E Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Phone: 563-927-4164

Taxpayer Information: Adam J. Moorman, 2184 160th Street, Manchester, Iowa 52057

Return Document To: Adam J. Moorman, 2184 160th Street, Manchester, Iowa 52057

Grantors: Norita N. Moorman

Grantees: Adam J. Moorman

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of Five Hundred Thousand Dollar(s) and other valuable consideration, Norita N. Moorman, a single person, does hereby Convey to Adam J. Moorman, the following described real estate in Delaware County, Iowa:

The Northeast Quarter (NE¼), and that part of the North one-half (N½) of the Southeast Quarter (SE¼) that lies North of the railroad right-of-way, in Section One (1), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M.; also a strip of land one hundred (100) feet in width extending over and across the Southeast Quarter (SE¼) of said Section One (1), said strip being fifty (50) feet in width on each side of the center line of the main track (now removed) of the Dubuque and North Western Railway Company (later the Chicago Great Western Railway Company, now the Chicago and North Western Transportation Company), as said main track center line was originally located and established over and across said Section One (1); also a strip of land fifty (50) feet in width lying Northeasterly of and adjoining said above described one hundred (100) foot-wide strip of land, and lying between lines drawn at right angles to said original main track center line at points thereon distant one thousand ninety (1090) feet and two thousand two hundred forty (2240) feet, respectively, Northwesterly, from the intersection thereof with the East line of said Section One (1)

This deed is given in fulfillment of real estate contract dated February 19, 2008 and filed February 19, 2008 as in Book 2008, Page 451.

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: January 25, 2023.

Norita N. Moorman

Norita N. Moorman, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on January 25, 2023 by Norita N. Moorman.

STEVEN E. CARR
Commission Number 713328
My Commission Expires
October 30,2025

S E Ca

Signature of Notary Public

©The Iowa State Bar Association 2023
IowaDocs®