

Tom Hanson



Book 2018 Page 1587

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Rev Transfer Tax \$573.60
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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 8th day
of June A D 2018
Carl A. Barker Auditor
By P. H. Hagedorn Deputy



WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

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

Taxpayer Information: (Name and complete address)

Blake Douglas Carroll, 5060 Hills Mill Road, Central City, IA 52214

Return Document To: (Name and complete address)

Blake Douglas Carroll, 5060 Hills Mill Road, Central City, IA 52214

Grantors:

Douglas J. Carroll
Jamie A. Carroll

Grantees:

Blake Douglas Carroll

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of \$358,570.00 Dollar(s)
and other valuable consideration, Douglas J. Carroll and Jamie A. Carroll, husband and wife
do hereby Convey to
Blake Douglas Carroll

the following described real estate in
Delaware County, Iowa: The South eighteen (18) acres of the Northwest Quarter (NW¼) of the Southeast Quarter (SE¼), and the West ten (10) acres of the Southeast Quarter (SE¼) of the Southeast Quarter (SE¼), and the Southwest Quarter (SW¼) of the Southeast Quarter (SE¼) of Section Eighteen (18), Township Eighty Seven (87) North, Range Six (6), West of the Fifth P.M., except that part of the South one-half (S½) of the Southeast Quarter (SE¼) of said Section Eighteen (18) described as commencing at the Southeast corner of said Section Eighteen (18), thence North 88° 25' 42" West one thousand one hundred sixty (1160.0) feet along the Southerly line of the Southeast Quarter (SE¼) of said Section Eighteen (18) to the point of beginning, thence continuing North 88° 25' 42" West five hundred thirty one and twenty five hundredths (531.25) feet along said Southerly line which is also the approximate centerline of the County Road, thence North 01° 34' 18" East two hundred forty six (246.0) feet, thence South 88° 25' 42" East five hundred thirty one and twenty five hundredths (531.25) feet, thence South 01° 34' 18" West two hundred forty six (246.0) feet to the point of beginning. The Easterly line of the Northeast Quarter (NE¼) of Section Nineteen (19), Township Eighty Seven (87) North, Range Six (6), West of the Fifth P.M. is assumed to bear North 00° 00' 00" East, according to plat recorded in Book 5 Plats, Page 142.

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 on June 8, 2018.

Douglas J. Carroll
Douglas J. Carroll (Grantor)

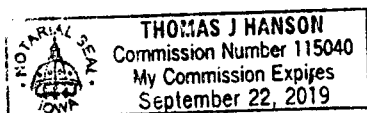
Jamie A. Carroll
Jamie A. Carroll (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on June 8, 2018, by Douglas J. Carroll and Jamie A. Carroll



[Signature]
Signature of Notary Public