



Book 2018 Page 2040

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Entered for taxation 18th day
of July A D 2018
By Carla K. Becker Auditor
P. H. Hildbrand Deputy

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA



WARRANTY DEED

Return to: John C. Compton, 116½ W. Mission St., Box 8, Strawberry Point, IA 52076
Preparer: John C. Compton, 116½ W. Mission St., Box 8, Strawberry Point, IA 52076, Phone: (563) 933-4334
Taxpayer: Sharon I. Peck, 104 Huggins Court, Manchester, IA 52057
For the consideration of ---One & no/--- Dollar(s) and other valuable
consideration, Sharon I. Peck, single
Bradley Spillman, Becky Gibbs, Shari Mitchell, as Tenants in Common do hereby Convey to
the following described real estate in
Delaware County, Iowa: See 1 in Addendum

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.

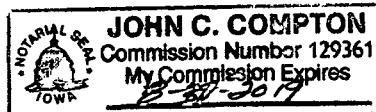
Dated on July 12, 2018

Sharon I. Peck
Sharon I. Peck (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF CLAYTON

This record was acknowledged before me on July 12, 2018, by Sharon I. Peck,
single



John C. Compton
Signature of Notary Public

Addendum

1. That part of Orchard Lot of Henry Acers' Addition to Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 1, and part of Lots Two (2) and Three (3), Block Six (6) and part of vacated Allenstein Street of Gales Subdivision to Manchester, Iowa, according to plat recorded in Book 2 Plats, Page 93, described as commencing at the Southeast corner of Lot Two (2) of said Block Six (6) of Gales Subdivision, thence West twenty six (26.0) feet, thence Southwesterly eleven and seven-tenths (11.7) feet along a forty (40.0) foot radius curve concave Southeasterly to the point of beginning, thence North $46^{\circ} 51'$ West forty nine and seven-tenths (49.7) feet, thence North $0^{\circ} 51'$ West forty nine and five-tenths (49.5) feet, thence South $88^{\circ} 46'$ West one hundred fifteen and six-tenths (115.6) feet, thence South seventy (70.0) feet, thence South $81^{\circ} 15'$ East one hundred thirty three and eight-tenths (133.8) feet, thence Northeasterly twenty three and seven-tenths (23.7) feet along a forty (40.0) foot radius curve concave Southeasterly to the point of beginning; and Lot Five (5) of Courtside Subdivision, a Subdivision of Part of Henry Acers' Addition and Part of Block Six (6) of Gales Subdivision, City of Manchester, Delaware County, Iowa, according to plat recorded in Book 3 Plats, Page 204, as amended by plat recorded in Book 3 Plats, Page 219.

Grantor retains the right to use, enjoyment and profits from the property for the remainder of her natural life.

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