



Book 2018 Page 3484

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Rev Transfer Tax \$124.00
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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA



WARRANTY DEED - JOINT TENANCY

Return to: Tom Bergan, 104 S. Locust St., Edgewood, IA 52042

Preparer: Kimberly Lange, PO Box 10, Edgewood, IA 52042, (563) 928-7099

Taxpayer: Tom Bergan, 104 S. Locust St., Edgewood, IA 52042

For the consideration of 1.00 Dollar(s) and other valuable consideration, Allan Manson

do hereby Convey to
Thomas M. Bergan and Eileen K. Bergan, husband and wife

as Joint Tenants
with Full Rights of Survivorship, and not as Tenants in Common, 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 12-8-18

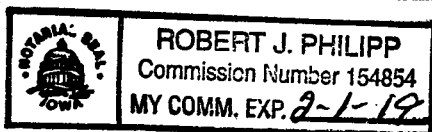
Allan J. Manson

Allan Manson (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 12-8-18, by Allan Manson



Robert J. Philipp
Signature of Notary Public
Robert J. Philipp

Addendum

1. That part of Lot One (1) of the Subdivision of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section Two (2), Township Ninety (90) North, Range Five (5), West of the Fifth P.M. according to plat recorded in Book A Plats, Page 55, described as commencing one hundred thirty two (132.0) feet North of the Southwest corner of said Lot One (1), and running thence East to the West line of Railroad land, thence Northwesterly ninety seven (97.0) feet along the West line of the railroad, thence West on a line parallel with the above described South line to the West line of said premises, thence South sixty two (62.0) feet to the point of beginning.

All that part of the One Hundred (100) foot wide former right-of-way of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company that runs through the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section Two (2), Township Ninety North (T90N), Range Five West (R5W) of the 5th P.M., described as commencing at a point on the West line of Lot One (1) of the Subdivision of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of said Section Two (2), which is One Hundred Thirty Two (132) feet North of the Southwest Corner of Said Lot One (1), thence Easterly, on a line parallel with the South line of said Lot One (1) to the mid-line of said former railroad right-of-way, the same being the point of beginning, thence Westerly on said line to the West line of said former railroad right-of-way, thence Northwesterly along said West line Ninety-seven (97) feet, thence Easterly on a line parallel with the South line of said Lot One (1) to the mid-line of said former railroad right-of-way, thence Southeasterly along said mid-line to the point of beginning; all being in Delaware County, Iowa.