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2019 520 Type 03 001 Pages 2

Date 3/11/2019 Time 10:44:06AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$9.60

Rev Stamp# 66 DOV# 70

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Return Document To: Nathan D. Runde, 2080 Southpark Court, Dubuque, IA 52003
Preparer Information: Nathan D. Runde, 2080 Southpark Court, Dubuque, IA 52003,
Phone: (563) 582-2926
Address Tax Statement: Randy Demmer, Terry Demmer & Christopher Demmer,
1657 330th Ave., Dyersville, IA 52040

WARRANTY DEED

For the consideration of Ten (\$10) Dollar(s) and other valuable consideration, Eugene A. Prier, a single person and Donald J. Prier, and Christine A. Prier, husband and wife do hereby Convey all of their interest to Randy Demmer, 1/3 interest, Terry Demmer, 1/3 interest, and Christopher Demmer, 1/3 interest, as tenants in common the following described real estate in Delaware County, Iowa:

PARCEL 2017-80, PART OF LOT 1 OF PRIER FARM NO. 1 IN THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION TWO (2), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing 0.32 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

*per plat recorded in Bk 2017 Page 3095

BEGINNING at the Southwest corner of Lot 2, also being on the Easterly Line of Lot 1, of Prier Farm No. 1, as recorded in Plat Book 5, Page 101;

THENCE along the Westerly extension of the Southerly Line of said Lot 2, South 88° 46' 11" West, 60.00 feet;

THENCE North 01° 20' 42" West, 33.45 feet;

THENCE North 01° 49' 09" West, 199.97 feet to the Northerly Line of said Lot 1;

THENCE along the Northerly Line of said Lot 1, North 88° 22' 32" East, 60.00 feet to the Northeast Corner of said Lot 1;

ENV.
Terry Demmer
493rd Wildflower
Dubuque, IA 52002

THENCE along the Easterly Line of said Lot 1, South 01° 49' 09" East, 200.02 feet to the Northwest Corner of said Lot 2;

THENCE along the Easterly Line of said Lot 1 and the Westerly Line of said Lot 2, South 01° 20' 42" East, 33.82 feet to the POINT OF BEGINNING;

The Easterly Line of the Northeast Quarter of Section Two (2), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear South 01° 48' 05" East

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: February 16, 2019.

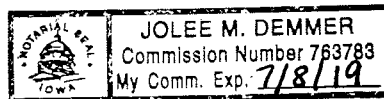
Eugene A. Prier
Eugene A. Prier (Grantor)

Donald J. Prier
Donald J. Prier (Grantor)

Christine A. Prier
Christine A. Prier (Grantor)

STATE OF IOWA, COUNTY OF DUBUQUE

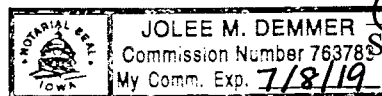
This record was acknowledged before me on February 16, 2019, by Eugene A. Prier, a single person.



Jolee M. Demmer
Signature of Notary Public

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on February 16, 2019, by Donald J. Prier and Christine A. Prier, husband and wife.



Jolee M. Demmer
Signature of Notary Public