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2019 1110 Type 03 001 Pages 3
Date 5/17/2019 Time 10:44:11AM
Rec Amt \$17.00 Aud Amt \$10.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Revenue Stamps collected on Bk 2019 Page 1108

WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

Thomas J. Hanson, Hanson Law Office, 401 E Main St, Manchester, Iowa 52057
Phone: (563) 927-5920

Taxpayer Information: (name and complete address)

Duane D. and Karen H. Nieman, 2947 230th Street, Earlville, IA 52041

Return Document To: (name and complete address)

Duane D. and Karen H. Nieman, 2947 230th Street, Earlville, IA 52041

Grantors:

Christian Crusaders Radio Ministry

Grantees:

Duane D. Nieman and Karen H. Nieman

Legal Description: See Page 3

Document or instrument number of previously recorded documents:

WARRANTY DEED - JOINT TENANCY

For the consideration of \$1.00 Dollar(s) and other valuable consideration, Christian Crusaders Radio Ministry, an Iowa Non-Profit Corporation does hereby Convey to Duane D. Nieman and Karen H. Nieman, 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:

All of the grantor's right title and interest in and to the following described real estate:

See attached legal description

This deed is given in fulfillment of a recorded real estate contract between the parties recorded on May 6, 2004 in Book 2004, Page 1557 of the records of the Delaware County Recorder and further in fulfillment of an assignment of this real estate contract filed January 14, 2009 in Book 2009, Page 171.

Exemption #10

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.

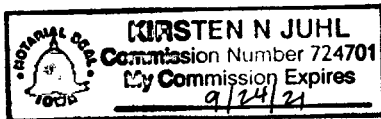
Dated: May 7, 2019.

Christian Crusaders Radio Ministry

By: Julie Nordstrom
Julie Nordstrom – Executive Director (Grantor)

STATE OF IOWA, COUNTY OF BLACK HAWK

This record was acknowledged before me on May 7, 2019 by Julie Nordstrom, Executive Director of Christian Crusaders Radio Ministry.



Kirsten N. Juhl
Signature of Notary Public

Legal Description
Christian Crusaders – Duane and Karen Nieman

The Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼), except the West two hundred sixty (260) feet thereof, and the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) and the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section Thirty Five (35), Township Eighty Nine (89) North, Range Four (4), West of the Fifth P.M., except that part described as commencing at the Southeast corner of said Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼), thence West eight (8) rods twelve and one-half (12 ½) feet, thence North Forty (40) rods, thence East eight (8) rods twelve and one-half (12 ½) feet, thence South forty (40) rods to the point of beginning, and also except commencing at a point eight (8) rods twelve and one-half (12 ½) feet West of the Southeast corner of said Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼), thence West one hundred nine (109) feet, thence North two hundred sixty five (265) feet, thence East one hundred nine (109) feet, thence South two hundred sixty five (265) feet to the point of beginning, and also except that part platted as Albert & Hazel Nieman Fireworks Field, A Subdivision in Delaware County, Iowa, according to plat recorded in Book 2001, Page 4211; also the South one-half (S½) of the Southeast Quarter (SE ¼) of Section Thirty Four (34), Township Eighty Nine (89) North, Range Four (4), West of the Fifth P.M., except the West ten (10) acres thereof and also except that part conveyed to the State of Iowa by Warranty Deed recorded in Book 83 L.D., Page 163