



Book 2021 Page 2477

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

DSW
Return To: Nathaniel William Schwickerath, 2069 170th Street, New Hampton, Iowa 50659

Taxpayer: Carol Ann Ankrom, 2275 110th Avenue, Masonville, Iowa 50654

Preparer: Nathaniel William Schwickerath, 2069 170th Street, New Hampton, IA 50659, Phone: 641-394-5252



WARRANTY DEED

For the consideration of One Dollar(s) (\$1.00) and other valuable consideration, Carol Ann Ankrom, an unremarried widow, does hereby convey to Michael E. Ankrom, Michelle A. Harris and Rodney L. Ankrom, as tenants in common, subject to a life estate and life use reserved by Grantor to the following described real estate in Delaware County, Iowa:

This deed is exempt according to Iowa Code 428A.2(11):

SW1/4 SE1/4 Section 6-88-6 Delaware Co, IA, desc as follows: Beg at the NW corner SW1/4 SE1/4 of said Section, thence S 89°50'50" E 1322.31 ft along N line of said SW1/4 SE1/4 to the NE corner thereof, thence S 0°10'10" E 1320.91 ft along the E line of said SW1/4 SE1/4 to the SE corner thereof, thence N 89°49'20" W 1317.44 ft along the S line of said SW1/4 SE1/4 to the SW corner thereof, thence N 0°23'00" W 1320.41 ft along the W line of said SW1/4 SE1/4 to the pt of beg

AND

SW1/4 SE1/4 Section 5-88-6; S1/2 SW1/4 Section 5-88-6 exc Parcel A part of the SW1/4 SW1/4 of said Section according to the plat recorded in Book 2010, page 2120; SE1/4 SE1/4 Section 6-88-6 exc that portion of the SE1/4 SE1/4 desc as comm at the NE corner of the SE1/4 SE1/4, thence W 300 ft along the line fence, thence S 160 ft, thence E 300 ft to the E line of said SE1/4 SE1/4, thence N along said E line 160 ft to the pt of beg; Delaware Co, IA

AND

That part of SW frl ¼ Section 6-88-6 desc as follows: Comm at the NW corner of SW frl ¼ of said Section, thence S 0°01'20" E 9.86 ft along the W line of said SW frl ¼, thence concave SEly 556 ft along a 57158 ft radius curve, tangent to the following course, thence S 89°10'00" E 1073.44 ft along the S right-of-way of US Highway 20 to the pt of beg, thence S 89°10'00" E 669.47 ft along the S right-of-way line of US Highway 20, thence S 0°23'00" E 2599.88 ft along the E line of said SW frl ¼ to the SE corner thereof, thence N 89°49'20" W 669.35 ft along the S line of said SW frl ¼, thence N 0°23'00" W 2607.56 ft to the pt of beg

AND

Lot 1 North Oak Subdivision being a subdivision of the SE1/4 NE1/4 and part of the SW1/4 NE1/4 of Section 20-89-5, in the City of Manchester, Delaware Co, IA according to plat recorded in Book 1999, page 126

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.

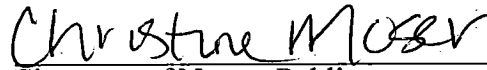
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 6-14-2021


Carol Ann Ankrom, Grantor

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on June 14, 2020 by
Carol Ann Ankrom, an unmarried widow.


Signature of Notary Public

