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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Steven E Carr, 117 S Franklin Street, Manchester, IA 52057, Phone:
5639274164

Taxpayer Information: Old 20 Farm, LLC, 2025 195th Street, Manchester, IA 52057

Return Document To: Old 20 Farm, LLC, 2025 195th Street, Manchester, IA 52057

Grantors: Curtis D. Maurer and Mary A. Maurer

Grantees: Old 20 Farm, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Million Three Hundred Fifteen Thousand Dollar(s) and other valuable consideration, Curtis D. Maurer and Mary A. Maurer, husband and wife, do hereby Convey to Old 20 Farm, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

All that part of the Northeast Quarter (NE $\frac{1}{4}$) and of the Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Thirty Six (36), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M. lying North of the right-of-way of the Illinois Central Railroad, excepting therefrom that part described as commencing in the center of the highway running North and South along the East side of said Section Thirty Six (36) at a point twenty nine (29.0) feet South of the North line of the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$), thence West one hundred thirteen (113.0) feet, thence Southwesterly four hundred eighty (480.0) feet to a point one hundred thirty three (133.0) feet West of the center of said highway, thence East one hundred thirty three (133.0) feet to the center of said highway, thence North along the center of said highway to the point of beginning; further excepting that part of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Thirty Six (36), described as commencing at the Southeast corner of the Northeast Quarter (NE $\frac{1}{4}$) of said Section Thirty Six (36), and running thence North two thousand one hundred thirteen and eight-tenths (2113.8) feet to the point of beginning, thence West three hundred eighty three (383.0) feet, thence North two hundred twenty seven and five-tenths (227.5) feet, thence East three hundred eighty three (383.0) feet, thence South two hundred twenty seven and five-tenths (227.5) feet to the point of beginning, further excepting Parcel A Part Of The SE $\frac{1}{4}$ Of The NE $\frac{1}{4}$ And Part Of The NE $\frac{1}{4}$ Of The NE $\frac{1}{4}$ All In Section Thirty-Six (36), Township Eighty-Nine North (T89N), Range Five West (R5W) Of The Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2003, Page 5049, and further excepting Parcel B Part Of The Northeast Quarter (NE $\frac{1}{4}$) Of The Northeast Quarter (NE $\frac{1}{4}$), Section Thirty-Six (36), Township Eighty-Nine North (T89N), Range Five West (R5W) Of The Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2004, Page 3969, and further excepting Parcel E Part Of The Northeast Quarter (NE $\frac{1}{4}$) Of The Northeast Quarter (NE $\frac{1}{4}$), Section Thirty-Six (36), Township Eighty -Nine North (T89N), Range Five West (R5W) Of The Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2009, Page 4042, and further excepting Parcel F Part Of The NE $\frac{1}{4}$ – NE $\frac{1}{4}$ Sec. 36, T89N, R5W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2012, Page 1708; but including Lots 1-11 of Dry Creek Subdivision A Subdivision In The NW $\frac{1}{4}$ - NE $\frac{1}{4}$, Sec. 36, T89N, R5W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2005, Page 1482

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: July 21, 2021.

Curtis D. Maurer
Curtis D. Maurer, Grantor

Mary A. Maurer
Mary A. Maurer, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on July 21, 2021 by
Curtis D. Maurer and Mary A. Maurer, husband and wife.

Se E C
Signature of Notary Public

