

Recorded: 10/4/2021 at 12:26:43.0 PM
County Recording Fee: \$37.00
Iowa E-Filing Fee: \$3.69
Combined Fee: \$40.69
Revenue Tax:
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 3464

CERTIFICATE OF CHANGE OF TITLE
Recorder's Cover Sheet

Preparer Information: James T Peters, 309 First St. E, Independence, IA 50644, Phone: 319-334-9992

Taxpayer Information: City of Manchester, Iowa, 208 E. Main, Manchester, IA 52057

Return Document To: James T Peters, 309 First St. E, Independence, Iowa 50644

Grantors:

DELAWARE COUNTY, IOWA,)
GARY SCHNIEDERS AND)
MARY O'BRIEN SCHNIEDERS,)
JAMES V. GRAYBILL AND)
PATRICI A. GRAYBILL,)
MANCHESTER ENTERPRISES INC.,)
VERLE HANKINS AND DONNA HANKINS,)
(All adjoining)
titleholders as identified by search of county)
records); and ALL OTHER PERSONS,)
KNOWN OR UNKNOWN, LAYING CLAIM)
TO THE FOLLOWING-DESCRIBED)
PREMISES:)
In the Northwest Quarter of the)
Southwest Quarter of Section 33,)
Township 89 North, Range 6 West of the 5th P.M.,)
City of Manchester, Delaware County, Iowa, and)
more particularly described as follows:)
Commencing at the Southeast corner of the)

Northwest Quarter of the Southwest Quarter of)
said section; thence North 89°42'08" East)
(assumed bearing), 106.66 feet along the South)
line of said quarter-quarter section line to the)
Point of Beginning; thence continuing)
North 89°42'08" East, 6.20 feet along said)
South line of the Southeast corner of)
Parcel 2016-99 as recorded in Book 2016,)
Page 3300 on file in the Delaware County)
Recorder's Office, Manchester, Iowa;)
thence North 59°55'29" West, 354.14 feet along)
said parcel; thence 83°01'23" East, 257.90 feet;)
thence South 21°11'58" East, 156.72 feet to the)
Point of Beginning; containing 0.422 acres)
subject to easements and restrictions of record)

Grantees:
CITY OF MANCHESTER, IOWA

Legal Description: See Page 2

Document or instrument number of previously recorded documents: _____



THE IOWA DISTRICT COURT FOR DELAWARE COUNTY

CITY OF MANCHESTER, IOWA

Plaintiff,

Vs

DELAWARE COUNTY, IOWA,)
GARY SCHNIEDERS AND)
MARY O'BRIEN SCHNIEDERS,)
JAMES V. GRAYBILL AND)
PATRICI A. GRAYBILL,)
MANCHESTER ENTERPRISES INC.,)
VERLE HANKINS AND DONNA HANKINS,)
(All adjoining)
titleholders as identified by search of county)
records); and ALL OTHER PERSONS,)
KNOWN OR UNKNOWN, LAYING CLAIM)
TO THE FOLLOWING-DESCRIBED)
PREMISES:)
In the Northwest Quarter of the)
Southwest Quarter of Section 33,)
Township 89 North, Range 6 West of the 5th P.M.,)
City of Manchester, Delaware County, Iowa, and)
more particularly described as follows:)
Commencing at the Southeast corner of the)
Northwest Quarter of the Southwest Quarter of)
said section; thence North 89°42'08" East)
(assumed bearing), 106.66 feet along the South)
line of said quarter-quarter section line to the)
Point of Beginning; thence continuing)
North 89°42'08" East, 6.20 feet along said)
South line of the Southeast corner of)
Parcel 2016-99 as recorded in Book 2016,)
Page 3300 on file in the Delaware County)
Recorder's Office, Manchester, Iowa;)
thence North 59°55'29" West, 354.14 feet along)
said parcel; thence 83°01'23" East, 257.90 feet;)
thence South 21°11'58" East, 156.72 feet to the)
Point of Beginning; containing 0.422 acres)
subject to easements and restrictions of record)
Defendants.

CASE NO.
EQCV008771

**CERTIFICATE
OF CHANGE
OF TITLE**

STATE OF IOWA, COUNTY OF DELAWARE, ss:

TO THE AUDITOR OF DELAWARE COUNTY, IOWA:

I hereby certify that the title to the real estate hereinafter described, has been changed to and/or established in CITY OF MANCHESTER, IOWA.

In accordance with the provisions of Section 558.66 of the Iowa Code, you shall enter the change of title upon the transfer books.

The legal description of the real estate herein is as follows:

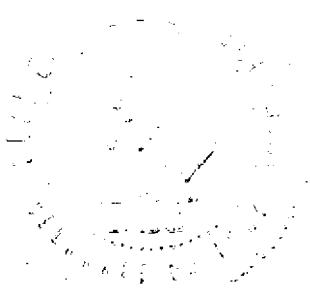
Attached hereto, marked Exhibit A, and by this reference made a part hereof.

This deed is exempt according to Iowa Code 428A.2(21)

Change of Title to the above-described real estate was made as follows:

a) Pursuant to Judgment or Decree herein dated September 7, 2021.

IN TESTIMONY WHEREOF, I have attached my official signature and affixed my official seal, on September 30, 2021



Johnna Ann Sutton
Deputy Clerk District Court LP

By: _____
_____, Deputy

E-FILED 2021 AUG 30 3:54 PM DELAWARE - CLERK OF DISTRICT COURT

Recorded: 8/6/2021 at 8:10:13.0 AM
 County Recording Fee: \$17.00
 Iowa E-Filing Fee: \$3.32
 Combined Fee: \$20.32
 Revenue Tax:
 Delaware County, Iowa
 Danae Schindler RECORDER
 BK: 2021 PG: 2821

RECORDER'S INDEX
COUNTY: DELAWARE
SECTION: 33-89-5
QUARTER SECTION: NW1/4-SW1/4
CITY: MANCHESTER
SUBDIVISION: N/A
BLOCK: N/A
LOT(S): PARCEL 2021-100
PROPRIETOR: CITY OF MANCHESTER
REQUESTED BY: CITY OF MANCHESTER

Filed Delaware County Assessor 8/6/2021
 Filed Delaware County Auditor 8/6/2021

PREPARED BY/RETURN TO: FEHR GRAHAM, 221 E. MAIN STREET, SUITE 301, MANCHESTER, IA 52057 - Ph: (563)927-2060

PLAT OF SURVEY
PARCEL 2021-100 IN THE NW1/4 OF THE SW1/4 OF SECTION 33-T89N-R5W
CITY OF MANCHESTER, DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION

NOTE: THIS PLAT OF SURVEY IS TO AID IN THE PROCESS OF QUETING TITLE FOR DESCRIBED PARCEL 2021-100 IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 89 NORTH, RANGE 5 WEST OF THE 5TH P.M., CITY OF MANCHESTER, DELAWARE COUNTY, IOWA. THIS PLAT OF SURVEY IS TO ALSO AID IN THE LOCATION OF THE PARCEL 2021-100 IN THE EXISTING EASEMENTS RECORDED IN BOOK 80, PAGE 84 AND IN BOOK 78, PAGE 353, BOTH ON FILE IN THE DELAWARE COUNTY RECORDER'S OFFICE, MANCHESTER, IOWA.

PARCEL 2021-100 IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 89 NORTH, RANGE 5 WEST OF THE 5TH P.M., CITY OF MANCHESTER, DELAWARE COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION;

THENCE SOUTH 89°42'08" WEST (ASSUMED BEARING), 106.88 FEET ALONG THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION LINE TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89°42'08" WEST, 8.20 FEET ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF PARCEL 2018-89 AS RECORDED IN BOOK 2018, PAGE 3303 ON FILE IN THE DELAWARE COUNTY RECORDER'S OFFICE, MANCHESTER, IOWA;

THENCE NORTH 88°55'29" WEST, 354.14 FEET ALONG SAID PARCEL;

THENCE SOUTH 83°01'23" EAST, 257.90 FEET;

THENCE SOUTH 21°11'58" EAST, 156.72 FEET TO THE POINT OF BEGINNING;

CONTAINING 0.422 ACRE SUBJECT TO OTHER EASEMENTS AND RESTRICTIONS OF RECORD.

REFERENCES ARE HEREBY MADE TO A SURVEY AND PLAT MADE BY LYLE C. TEKIPPE RECORDED NOVEMBER 28, 2016, IN BOOK 2016, PAGE 3300; TO A SURVEY AND PLAT MADE BY DAVID P. SCHNEIDER RECORDED MAY 24, 2000, IN BOOK 2000, PAGE 1585; TO A WARRANTY DEED RECORDED JUNE 17, 1993, IN BOOK 131, PAGE 274; TO A ROAD EASEMENT RECORDED JUNE 18, 1957, IN BOOK 80, PAGE 84; TO A ROAD EASEMENT RECORDED APRIL 3, 1956, IN BOOK 78, PAGE 353; TO A WARRANTY DEED RECORDED MAY 15, 1972, IN BOOK 91, PAGE 387; TO A RELEASE OF TEMPORARY EASEMENT RECORDED NOVEMBER 12, 1974, IN BOOK 96, PAGE 235; TO A WALKWAY EASEMENT PLAT AND SURVEY MADE BY PAUL R. HEROLD, RECORDED SEPTEMBER 1, 2005, IN BOOK 2005, PAGE 3129, ALL ON FILE IN THE DELAWARE COUNTY RECORDER'S OFFICE, MANCHESTER, IOWA.

LEGEND



SECTION CORNER AS DESCRIBED



FOUND 1/2" REBAR W/OPC #14417



FOUND 1" IRON PIPE



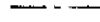
FOUND PK/WND NAIL



FOUND 1/2" REBAR W/OPC #7080



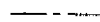
SET 1/4" REBAR W/OPC #24627



SURVEY BOUNDARY



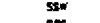
1/4 SECTION LINE



EXISTING RIGHT-OF-WAY



EXISTING PROPERTY LINE



EXISTING CENTERLINE ROAD



PREVIOUSLY RECORDED AS



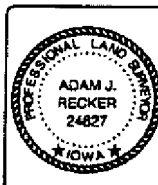
STAINLESS STEEL WASHER



ORANGE PLASTIC CAP



RED PLASTIC CAP



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Adam J. Recker 7-22-2021
 Adam J. Recker, P.L.S.
 License Number: 24827
 My license renewal date is December 31, 2021.
 Sheets covered by this work: SHEETS 1 THROUGH 2

FEHR GRAHAM
 ENGINEERING & ENVIRONMENTAL
 #2018 FEHR GRAHAM

ILLINOIS
 IOWA
 WISCONSIN

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PLD BK: DEL. CO. DELAWARE TWP 1
 PG: 52-53

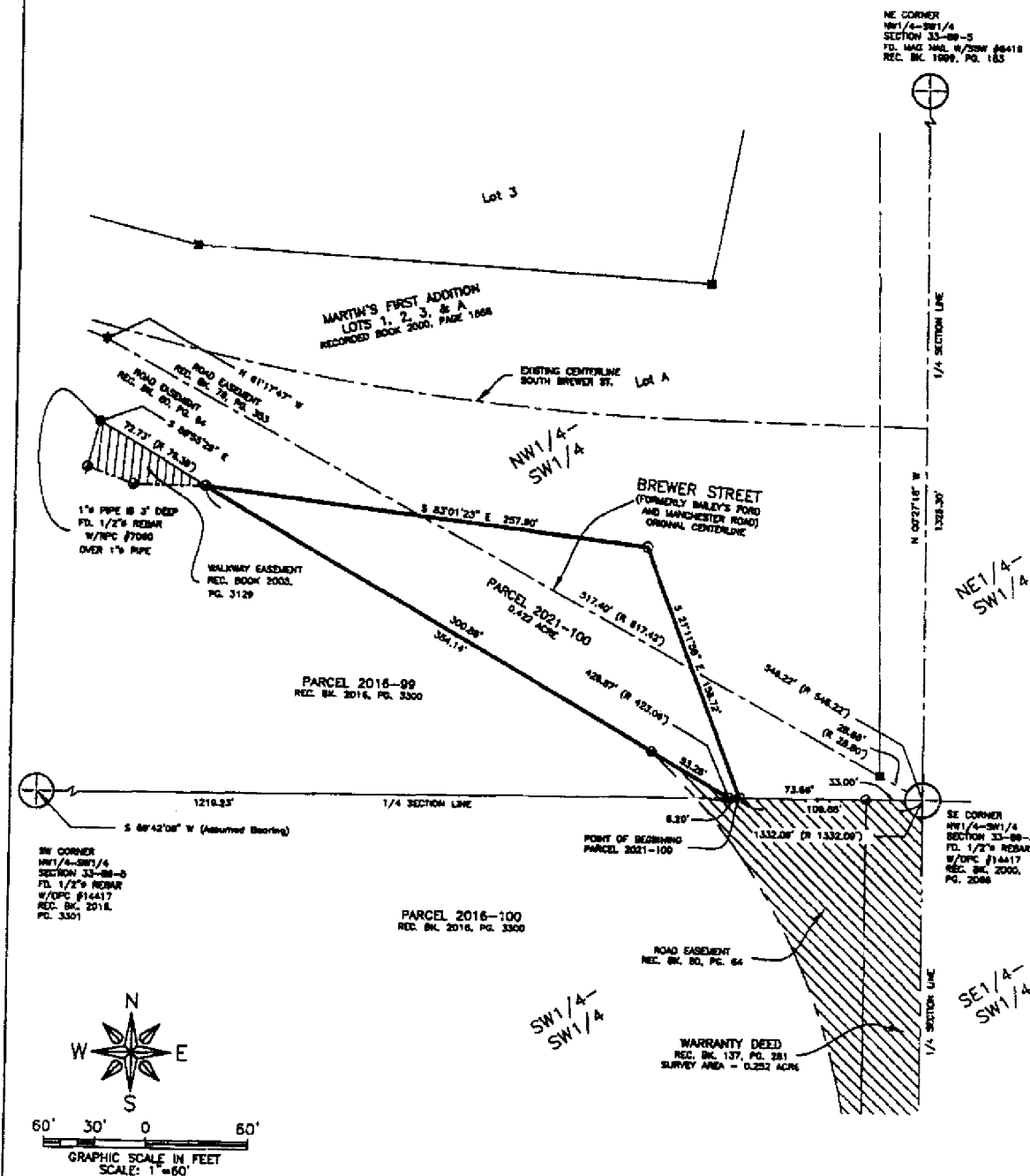
SURVEY WAS COMPLETED ON:
 July 22, 2021

JOB NUMBER:
 18-803

SHEET NUMBER:
 1 of 2

PREPARED BY/RETURN TO: FEHR GRAHAM, 221 E. MAIN STREET, SUITE 301, MANCHESTER, IA 52057 - Ph: (563)927-2060

PLAT OF SURVEY
PARCEL 2021-100 IN THE NW1/4 OF THE SW1/4 OF SECTION 33-T89N-R5W
CITY OF MANCHESTER, DELAWARE COUNTY, IOWA



FEHR GRAHAM
 ENGINEERING & ENVIRONMENTAL
 221 E. MAIN STREET, SUITE 301, MANCHESTER, IA 52057
 (563) 927-2060

ILLINOIS
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FILED BY: DEL. CO. DELAWARE TWP 1
 PG. 52-53

JOB NUMBER:
 18-603

SURVEY WAS COMPLETED ON:
 JULY 22, 2021

SHEET NUMBER:
 2 of 2