

Recorded: 11/1/2021 at 3:54:00.0 PM
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$30.00
Revenue Tax: \$431.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 3841

TRUSTEE WARRANTY DEED
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 East Main Street, Manchester, IA 52057

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

Grantors: M. Ruth Francois as trustee of M. Ruth Francois Revocable Trust

Grantees: City of Manchester, Iowa

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, M. Ruth Francois, Trustee of M. Ruth Francois Revocable Trust, does hereby Convey to City of Manchester, Iowa, a municipal corporation organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

See attached

The grantor hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has 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 grantor covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

The grantor further warrants to the grantees all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the trustee to the grantees is effective and rightful; and that the trustee knows of no facts or legal claims which might impair the validity of the trust or the validity of the transfer.

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

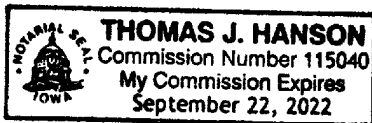
Dated: September 30, 2021.

M. Ruth Francois Revocable Trust

By M. Ruth Francois
M. Ruth Francois, as Trustee

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on September 30, 2021, by M. Ruth Francois, Trustee of the above-entitled trust.



[Signature]
Signature of Notary Public

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Recorded: 10/14/2021 at 12:59:53.0 PM

INDEX LEGEND
COUNTY: DELAWARE
CITY: MANCHESTER
PARCEL ID: 130250001550
LEGAL DESCRIPTION: PART OF E1/2 & SE1/4 SW1/4 SEC. 25-T89N-R6W
PROPRIETOR: Francine M Ruth Revocable Trust
SURVEYOR: CHAD W. MARSH
COMPANY: KIRKMAN MICHAEL
12700 WEST DODGE ROAD
OMAHA, NE 68154, 402-593-5630

County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.32
Combined Fee: \$20.32
Revenue Tax:
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 3594

PLAT OF SURVEY

PARCEL 2021-114

IN THE E1/2 AND THE SE1/4 SW1/4 OF SECTION 25, TOWNSHIP 89 NORTH,
RANGE 6 WEST OF THE 5TH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

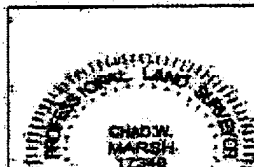
LEGAL DESCRIPTION

PARCEL 2021-114 IN THE E1/2 AND THE SE1/4 SW1/4 OF SECTION 25, TOWNSHIP 89 NORTH, RANGE 6 WEST OF THE 5TH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHWEST CORNER OF SAID E1/2, THENCE N. 01°46'49" W. (ASSUMED BEARING), 412.94 FT. ON THE WEST LINE OF SAID E1/2 TO THE POINT OF BEGINNING, SAID POINT BEING ON THE CENTERLINE OF EARLY STAGECOACH ROAD, THENCE N. 87°01'06" W. 426.89 FT. ON SAID CENTERLINE, THENCE N. 01°52'03" W. 242.23 FT.; THENCE N. 86°20'56" E. 721.28 FT.; THENCE N. 01°30'18" W. 2852.08 FT. TO THE NORTH LINE OF THE SW1/4 NE1/4, THENCE N. 88°28'01" E. 68.78 FT. ON SAID NORTH LINE; THENCE S. 01°33'01" E. 3054.20 FT.; THENCE S. 86°17'26" W. 361.58 FT.; THENCE S. 01°53'38" E. 208.51 FT.; THENCE S. 86°27'18" W. 170.00 FT.; THENCE S. 01°32'41" E. 188.00 FT.; THENCE N. 86°28'54" E. 270.00 FT.; THENCE S. 01°33'34" E. 203.70 FT. TO SAID CENTERLINE, THENCE N. 86°05'58" W. 152.02 FT. ON SAID CENTERLINE TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 13.61 ACRES MORE OR LESS OF WHICH 0.44 ACRES PREVIOUSLY USED AS ROAD RIGHT OF WAY.

REFERENCES ARE HEREBY MADE TO A SURVEY AND PLAT MADE BY ROGER R. MOHN, RECORDED NOVEMBER 8, 2018, IN BOOK 2018, PAGE 3122 AND TO A SURVEY AND PLAT MADE BY LYLE G. TERPPEL, RECORDED JUNE 18, 2013, IN BOOK 2013, PAGE 1530, BOTH ON FILE IN THE DELAWARE COUNTY RECORDER'S OFFICE, MANCHESTER, IOWA.



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT 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.

Chad W. Marsh 10-13-21
CHAD W. MARSH DATE

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