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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PREPARER: *DW* Nick Strittmatter 123 East First Street PO Box 229 Monticello, IA 52310 Ph 319-465-3531
TAX INFO: Steve and Jan Herington, 2989 State Highway 38, Hopkinton, IA 52237
RETURN TO: PREPARER

WARRANTY DEED - JOINT TENANCY

For the consideration of one dollar (\$1.00)----- and other valuable consideration, STEVEN LEE HERINGTON and JAN M. HERINGTON, husband and wife, do hereby convey to STEVEN LEE HERINGTON and JAN M. HERINGTON, husband and wife, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, certain real estate situated in Delaware County, Iowa, the description of which is set forth on Exhibit A attached hereto and incorporated herein by this reference.

(This Deed is between husband and wife without actual consideration and therefore no Revenue Stamps, Declaration of Value, or Groundwater Hazard Statement is required pursuant to Iowa Code 428A.2(11).)

Grantors do hereby covenant with grantees, and successors-in-interest, that grantors hold the real estate by title in fee simple; that grantors 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.

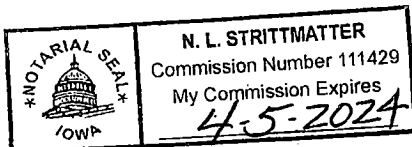
Dated: December 16, 2021.

Steven Lee Herington
STEVEN LEE HERINGTON (Grantor)

Jan M. Herington
JAN M. HERINGTON (Grantor)

STATE OF IOWA, COUNTY OF JONES, §

On this 16th day of December, 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Steven Lee Herington and Jan M. Herington, husband and wife, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.



N. L. Strittmatter
N.L. STRITTMATTER Notary Public

EXHIBIT 'A'

Parcel C in the South Half of Section 12, Township 87 North, Range 4 West of the 5th P.M., Delaware County, Iowa, and more particularly described as follows: Commencing at the South Quarter Corner of said Section; thence North $01^{\circ}-37'-30''$ East (Record Bearing) 530.0 feet along the North-South Quarter Section Line of said Section to the South Line of Parcel B in said South Half; thence North $88^{\circ}-25'-30''$ East 52.9 feet along said South Line to the Centerline of Iowa Highway #38; thence North $14^{\circ}-57'-48''$ West 244.9 feet; thence Northerly along a 2,865.0 foot radius curve concave Westerly 5.2 feet, said curve having a Long Chord of North $15^{\circ}-00'-56''$ West 5.2 feet all along said Centerline and the Easterly line of said Parcel B to the Point of Beginning; thence South $84^{\circ}-57'-40''$ West 320.3 feet to an existing fence; thence North $05^{\circ}-10'-00''$ West 50.0 feet along said fence to the Southerly Line of a parcel of land surveyed by D. P. Stachour, recorded February 3, 1970, in Book 2, page 180, on file in the Delaware County Recorder's office, Manchester, Iowa; thence North $84^{\circ}-57'-40''$ East 311.2 feet along said Line to said Centerline; thence Southerly along a 2,865.0 foot radius curve concave Westerly 50.9 feet, said curve having a Long Chord of South $15^{\circ}-34'-36''$ East 50.8 feet along said Centerline to the Point of Beginning, containing 0.363 Acre, including 0.073 Acre of Iowa Highway #38 Right-of-Way, subject to easements of record.

According to Plat filed of record in Plat Book. 7 Page 130.

and

Commencing at the Southeast Corner of the East One-half ($E-1/2$) of the Southwest Quarter ($SW\frac{1}{4}$), Section 12, Township 87 North, Range 4 West of the Fifth P.M., thence North 822.8 feet, thence S $84^{\circ}-58'$ W 9.95 feet to the centerline of the present established State Highway 38, said point being the point of beginning; thence S $84^{\circ}-58'$ W 311.8 feet, thence N $30^{\circ}-56'$ W 250.15 feet, thence N $48^{\circ}-41'$ E 364.8 feet to the centerline of the present established State Highway 38, thence Southeasterly along said centerline approximately 448 feet to the point of beginning, said parcel containing 2.67 acres more or less, subject to easements of record,

EXCEPTING:

PARCEL A, Part of the Southeast Quarter ($SE 1/4$) of the Southwest Quarter ($SW 1/4$) of Section Twelve (12), Township Eighty-seven North ($T87N$), Range Four West ($R4W$) of the Fifth Principal Meridian, Delaware County, Iowa, being a part of a 2.67 acre parcel as recorded in Book 2 of Plats, Page 180 in the Office of the Delaware County Recorder, subject to easements of record containing 0.27 acres Plat recorded in Book 7

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