



Book 2022 Page 354

Document 2022 354 Type 03 001 Pages 3

Date 1/31/2022 Time 8:39:34AM

Rec Amt \$17.00 Aud Amt \$5.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
Recorder's Cover Sheet

(X) **Preparer Information:** John C. Compton, 116 1/2 W. Mission St., PO Box 8, Strawberry Point,
IA 52076, Phone: 563-933-4334

Taxpayer Information: David L. Kirby and Mary A. Kirby Trust, PO Box 164, Edgewood, IA
52042

Return Document To: David L. Kirby, PO Box 164, Edgewood, IA 52042

Grantors: David L. Kirby and Mary A. Kirby

Grantees: David L. Kirby and Mary A. Kirby Trust

Legal Description: See Page 3

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, David L. Kirby and Mary A. Kirby, husband and wife, do hereby Convey to David L. Kirby and Mary A. Kirby, Co-Trustees of the David L. Kirby and Mary A. Kirby Trust, dated January 17, 2022, the following described real estate in Delaware County, Iowa:

This deed is exempt according to Iowa Code 428A.2(18). (21)
See attached Addendum.

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: 1/17/22

David L. Kirby
David L. Kirby, Grantor

Mary A. Kirby
Mary A. Kirby, Grantor

STATE OF IOWA, COUNTY OF CLAYTON

This record was acknowledged before me on January 17, 2022 by David L. Kirby and Mary A. Kirby, husband and wife.

John C. Compton
Signature of Notary Public



ADDENDUM

Parcel "A" being part of the Northeast Quarter of the Southeast Quarter (NE ¼ -SE 1/4) and part of the Southeast Quarter of the Southeast Quarter (SE 1/4 - SE 1/4) of Section One (1) , Township Ninety (90) North, Range Five (5) West of the Fifth Principal Meridian, Delaware County, Iowa, containing a total of 4.65 acres, more or less, and more particularly described by metes and bounds as follows:

Commencing at the East 1/4 Corner of Section 1, Township 90 North, Range 5 West of the 5th P.M.; thence S 86°-03'-11" W, 1301.11 feet along the north line of the Southeast Quarter (SE 1/4) of said Section 1; thence S 00°-35'-52" E, 997.94 feet along the west line of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of said Section 1 to the Point of Beginning; thence S 00°-35'-52" E, 365.42 feet; thence S 81°-09'-34" E, 499.65 feet; thence N 01°-22'-05" E, 442 .32 feet; thence N 90°-00'-00" W, 508.09 feet to the Point of Beginning. Said described parcel contains 4.65 acres , more or less. The east line of the Southeast Quarter (SE 1/4) of Section 1, Township 90 North, Range 5 West is assumed to bear North 00°-00' 00" E. Book 7 Page 54 of Plats.