



Book 2022 Page 1205

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Date 4/14/2022 Time 3:42:08PM  
Rec Amt \$17.00 Aud Amt \$35.00

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

**Return To:** Patricia A. Graybill, 101 Fairview Dr, Manchester, IA 52057  
**Taxpayer:** Patricia A. Graybill, 101 Fairview Dr, Manchester, IA 52057  
**Preparer:** Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Phone: (563) 927-5920



### WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Patricia A. Graybill, a single person, does hereby Convey to Patricia A. Graybill, Trustee of Patricia A. Graybill Revocable Trust Agreement dated April 14, 2022, the following described real estate in Delaware County, Iowa:

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

The East thirty three (33) feet of the North five (5) acres of the East one-half (E ½) of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section Thirty Three (33), Township Eighty (89) North, Range Five (5), West of the Fifth P.M.;

AND

Parcel N part of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼), Section Thirty-three (33), Township Eighty-Nine North (T89N), Range Five West (R5W) of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2001, Page 2040;

AND

Lot Twenty Eight (28) of "Nelson's Subdivision to Manchester, Iowa", according to plat recorded in Book 4 Plats, Pages 2-5, except that part described as commencing at the Southwest corner of said Lot Twenty Eight (28), running thence North along the West line of said Lot Twenty Eight (28) one hundred ten and five-tenths (110.5) feet, thence Northeasterly to a point on the Easterly line of said Lot Twenty Eight (28) to a point which is equidistant between the Southeast corner of Lot Twenty Nine (29) and the Northwest corner of Lot Nineteen (19), running thence Southeasterly on the Easterly line of said Lot Twenty Eight (28) to the Northwest corner of Lot Nineteen (19), thence Southwesterly along the Southeasterly line of said Lot Twenty Eight (28) to the point of beginning;

AND

That part of Lot Twenty Eight (28) of "Nelson's Subdivision to Manchester, Iowa", according to plat recorded in Book 4 Plats, Pages 2-5, described as commencing at the Southwest corner of said Lot Twenty Eight (28), running thence North along the West line of said Lot Twenty Eight (28) one hundred ten and five-tenths (110.5) feet, thence Northeasterly to a point on the Easterly line of said Lot Twenty Eight (28) to a point which is equidistant between the Southeast corner of Lot Twenty Nine (29) and the Northwest corner of Lot Nineteen (19), running thence Southeasterly on the Easterly line of said Lot Twenty Eight (28) to the Northwest corner of Lot Nineteen (19), thence Southwesterly along the Southeasterly line of said Lot Twenty Eight (28) to the point of beginning; also that part of Lot Nineteen (19) of said "Nelson's Subdivision to Manchester, Iowa", described as commencing at the Northerly most corner of said Lot Nineteen (19) and running thence in a Southeasterly direction along the Northerly line of said Lot Nineteen (19) a distance of eight (8) feet, thence Southwesterly in a straight line to the Southwest corner of said Lot Nineteen (19), thence Northeast along the boundary separating Lot Nineteen (19) and Lot Twenty Eight (28) two hundred twenty five and five-tenths (225.5) feet to the point of beginning;

AND

Lot Fifty One (51) Fairview Acres, City of Manchester, Delaware County, Iowa, according to plat recorded in Book 2001, Page 3737;

AND

The North one half (N  $\frac{1}{2}$ ) of the West one fourth (W  $\frac{1}{4}$ ), except the South ten (10.0) feet thereof, of Lot Twenty (20), Burrington's Addition to Manchester, Iowa, according to plat recorded in Book I L.D., Page 245;

AND

Lot Two Hundred Seventy Three (273) and the East one-half (E  $\frac{1}{2}$ ) of Lot Two Hundred Seventy Four (274), Manchester, Iowa, according to plat recorded in Plat Book I, L.D., Page 284;

AND

The West sixty (60) feet of Lot Eighty Five (85), Manchester, Iowa, according to plat recorded in Book I L.D., Pages 284-285;

AND

The North twenty six (26.0) feet of the South fifty (50.0) feet of Lot Eighty Four (84), and the North twenty six (26.0) feet of the South fifty (50.0) feet of the East six (6.0) feet of

Lot Eighty Five (85), Manchester, Iowa, according to plat recorded Book I L.D., Page 284;

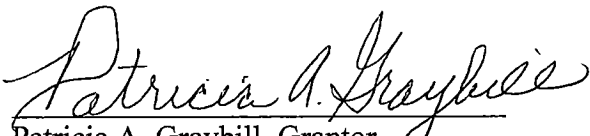
AND

The North fifty (50) feet of Lot Two Hundred Twenty Four (224), Manchester, Iowa, according to plat recorded in Book I, L.D., Pages 284-285.

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.

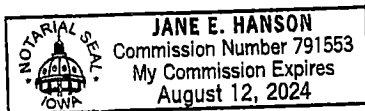
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

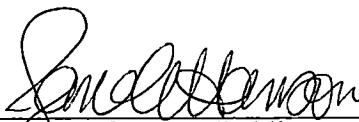
Dated: April 14, 2022.

  
Patricia A. Graybill, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on April 14, 2022 by Patricia A. Graybill, a single person.



  
Signature of Notary Public