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Jane Hanson



Book 2022 Page 1355

Document 2022 1355 Type 03 001 Pages 2
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Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$207.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Steven E Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Phone: 563-927-4164

Taxpayer Information: N7 Farms, LLC, 120 Highland Ave, Fairfax, IA 52228

Return Document To: N7 Farms, LLC, 120 Highland Ave, Fairfax, IA 52228

Grantors: Dean Sherman and Jacqueline Sherman

Grantees: N7 Farms, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Hundred Thirty Thousand Dollar(s) and other valuable consideration, Dean Sherman and Jacqueline Sherman, husband and wife, do hereby Convey to N7 Farms, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

Lot Four (4) of W. C. Mawe Subdivision, a subdivision of Part of the Southeast Quarter (SE¼) of the Northeast Quarter (NE¼) of Section Thirty Two (32) and of Part of the West one-half (W½) of the Northwest Quarter (NW¼) of Section Thirty Three (33), all in Township Eighty Nine North (T89N), Range Five West (R5W) of the Fifth P.M., City of Manchester, Delaware County, Iowa, according to plat recorded in Book 4 Plats, Page 144, except that part described as commencing at the Southeast corner of the Southeast Quarter (SE¼) of the Northeast Quarter (NE¼) of said Section Thirty Two (32), thence North 89° 39' 42" West seven hundred sixty six and thirty eight hundredths (766.38) feet, thence North 00° 00' 00" East two hundred sixty nine and thirteen hundredths (269.13) feet to the point of beginning, thence North 00° 00' 00" East thirty three (33) feet, thence South 89° 08' 57" East thirty eight and two hundredths (38.02) feet, thence North 00° 00' 00" East two hundred ninety seven (297) feet, thence South 89° 08' 57" East sixty two (62) feet, thence South 00° 00' 00" East three hundred thirty (330) feet, thence North 89° 08' 57" West one hundred and two hundredths (100.02) feet to the point of beginning;

AND

Lot Two (2) of Devaney Subdivision a subdivision of Lot 1 of the subdivision of the E¾ of the S½ of Sec. 32, T89N, R5W City of Manchester, Delaware County, Iowa, according to plat recorded in Book 2018, Page 230

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.

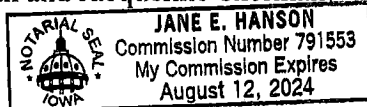
Dated: April 27, 2022

Dean Sherman
Dean Sherman, Grantor

Jacqueline Sherman
Jacqueline Sherman, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on April 27, 2022 by
Dean Sherman and Jacqueline Sherman, husband and wife.



Jane E. Hanson
Signature of Notary Public