



Book 2022 Page 1653

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Maureen A Gronstal, 2007 1st Ave SE, PO Box 2804, Cedar Rapids, IA 52402, Phone: (319) 363-0101

Taxpayer Information: Bill J. Hunt, 2607 332nd Street, Hopkinton, IA 52237

sw ☒ **Return Document To:** Bill J. Hunt, 2607 332nd Street, Hopkinton, IA 52237

Grantors: Kathleen M. Hunt, 3334 255th Avenue, Hopkinton, IA 52237

Grantees: Bill J. Hunt and Marie T. Hunt

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, KATHLEEN M. HUNT, a single person, does hereby Convey to BILL J. HUNT and MARIE T. HUNT, a married couple as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

SEE ATTACHED LEGAL DESCRIPTION.

This Deed is given in satisfaction of the Real Estate Contracts for the sale of the above-described properties dated March 12, 2002, and filed for record on March 15, 2002 in Book 2002 Page 962, and in Book 2002 Page 963, and in Book 2002 Page 964 of the records of the Delaware County, Iowa Recorder.

This Deed is exempt from the filing of a Declaration of Value and Groundwater Hazard Statement pursuant to Iowa Code Section 428A.2(2)

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.

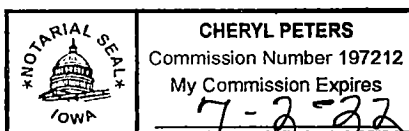
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: May 19, 2022.

By Kathleen M Hunt
KATHLEEN M. HUNT, Grantor

STATE OF IOWA, COUNTY OF Jones

This record was acknowledged before me on May 19, 2022, by KATHLEEN M. HUNT, a single person.



Cheryl Peters
Signature of Notary Public

EXHIBIT A

Hunt - Hunt Contract

Legal Description

The Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Thirty One (31), and the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Thirty Two (32), Township Eighty Seven (87) North, Range Four (4), West of the Fifth P.M., except that part described as commencing at the Southeast corner of the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of said Section Thirty Two (32), thence West two hundred seventeen and thirty five hundredths (217.35) feet along the South line of said Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) to the point of beginning, thence North 19° 43' 50" West two hundred fourteen and two hundredths (214.02) feet, thence South 86° 23' 30" West one hundred fifty four and sixty four hundredths (154.64) feet, thence South 53° 15' 30" West one hundred seventeen and eighty five hundredths (117.85) feet, thence South 9° 58' 50" West one hundred twenty three and eight hundredths (123.08) feet to the center of the county road right of way, thence East three hundred forty two and thirty five hundredths (342.35) feet along the South line of said Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$), also being the center of the county road right of way, to the point of beginning,

AND

CONTINUATION OF EXHIBIT A

The Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) and the Southeast Quarter (SE $\frac{1}{4}$) of Section Thirty Four (34), and the West one-half (W $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$), and the Northwest Quarter (NW $\frac{1}{4}$), and the West one-half (W $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Thirty Five (35), all in Township Eighty Seven (87) North, Range Four (4), West of the Fifth P.M.

AND

North Half of the Northeast Quarter (N $\frac{1}{2}$ NE $\frac{1}{4}$), the Southwest Quarter of the Northeast Quarter (SW $\frac{1}{4}$ NE $\frac{1}{4}$) and the Southeast Quarter of the Northwest Quarter (SE $\frac{1}{4}$ NW $\frac{1}{4}$) of SECTION 34, TOWNSHIP 87, NORTH, RANGE 4, West of the 5th P.M., SUBJECT to the rights of the public in all roads and FURTHER SUBJECT to all easements of record.