

Recorded: 7/15/2022 at 8:46:34.0 AM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$988.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 2159

**WARRANTY DEED
(CORPORATE GRANTOR)
Recorder's Cover Sheet**

Preparer Information:

Kevin H. Clefisch, 108 S. Main St., P.O. Box 37, Garnavillo, IA 52049, Phone: (563) 964-2675

Taxpayer Information:

Andrew James Salow & Crystal Kay Salow, 1092 305th Avenue, Colesburg, IA 52035

Return Document To:

Andrew & Crystal Salow, 1092 305th Avenue, Colesburg, IA 52035

Grantors:

Wilson Bros. Farm Corporation, Ltd.

Grantees:

Andrew James Salow & Crystal Kay Salow

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



**WARRANTY DEED
(CORPORATE GRANTOR)**

For the consideration of One Dollar(s) and other valuable consideration, Wilson Bros. Farm Corporation, Ltd., a corporation organized and existing under the laws of Iowa, does hereby Convey to Andrew James Salow and Crystal Kay Salow, husband and wife, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Delaware County, Iowa:

Parcel '2022-62'; Being part of Parcel 'A' Being part of the Southeast Quarter of the Northwest Quarter (SE $\frac{1}{4}$ -NW $\frac{1}{4}$), All of the Southwest Quarter of the Northeast Quarter (SW $\frac{1}{4}$ -NE $\frac{1}{4}$), Part of the Fractional Northwest Quarter of the Northeast Quarter (Frl. NW $\frac{1}{4}$ -NE $\frac{1}{4}$), Part of the Fractional Northeast Quarter of the Northeast Quarter (Frl. NE $\frac{1}{4}$ -NE $\frac{1}{4}$), and Part of the Southeast Quarter of the Northeast Quarter (SE $\frac{1}{4}$ -NE $\frac{1}{4}$); All in Section 3, Township 90 North, Range 3 West of the Fifth Principal Meridian, Delaware County, Iowa, according to a plat recorded in Book 2022, Page 1658; also Parcel 'C' Being part of the East 27 acres of the West One-Half (W $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 3, Township 90 North, Range 3 West of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2005, Page 977.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

The Corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

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

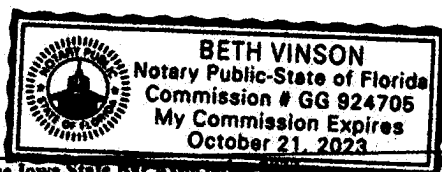
Wilson Bros. Farm Corporation, Ltd.
An Iowa Corporation

Dated: July 6, 2022

By Frederick C. Wilson
Frederick C. Wilson, President

STATE OF FLORIDA, COUNTY OF Sarasota

This record was acknowledged before me on July 6th, 2022, by Frederick C. Wilson, as President of Wilson Bros. Farm Corporation, Ltd., an Iowa corporation.



Ruth Hendrix
Signature of Notary Public

Dated: _____

7-5-22

By _____

SD Wilson

Stephen D. Wilson, Secretary

STATE OF SOUTH CAROLINA, COUNTY OF _____

SC

This record was acknowledged before me on 7/5/2022, by
Stephen D. Wilson, as Secretary of Wilson Bros. Farm Corporation, Ltd.

Loretta Byrd Lewis

Signature of Notary Public

