

Recorded: 7/22/2022 at 10:53:25.0 AM
County Recording Fee: \$32.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$35.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 2224

Return To: Stephanie A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, Iowa 50644
Taxpayer: Robert J. Francois Revocable Trust U/A dated July 21, 2022, 200 McCarren Dr., Manchester, IA 52057
Preparer: Stephanie A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, IA 50644,
Phone: 319-334-3704

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Robert J. Francois and Olive Ann Francois, husband and wife, do hereby Convey an undivided one-half interest to the Robert J. Francois Revocable Trust U/A dated July 21, 2022, and an undivided one-half interest to the Olive Ann Francois Revocable Trust U/A dated July 21, 2022, the following described real estate in Delaware County, Iowa:

See Addendum A.

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

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.

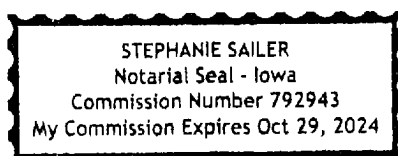
Dated: July 21, 2022.


Robert J. Francois, Grantor


Olive Ann Francois, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on July 21, 2022 by Robert J. Francois and Olive Ann Francois, husband and wife.




Signature of Notary Public

ADDENDUM A

The Northeast Quarter of Section 17, Township 89 North, Range 6, West of the Fifth Principal Meridian, containing 160 acres, more or less, according to Government Survey; except Parcel A in the Northeast $\frac{1}{4}$ of Section 17, Township 89 North, Range 6 West of the 5th Principal Meridian, Delaware County, Iowa, described as: Commencing at the Northeast Comer of Section 17; thence S00°05'52"W, 1345.40 feet along the East line of the Northeast $\frac{1}{4}$ of Section 17 to the Point of Beginning; thence continuing S00°05'52" W, 528.27 feet along said East line; thence N89° 58'32"W, 179.78 feet; thence N00°29'38" W, 45.00 feet, thence S89° 30'22"W, 111.63 feet; N00°39'48"E, 137.85 feet; N88°48'45"W, 109.23 feet; thence N00°34' 1 7"E, 344.55 feet; thence S89°55'52" E, 396.87 feet to the Point of Beginning. According to plat recorded in Book 2005, Page 4059 of the records of the Delaware County Recorder;

AND

The Southeast Quarter of Section Seventeen (17), Township Eighty-Nine (89) North, Range Six (6) West of the 5th P.M. except Parcel C in the SE $\frac{1}{4}$ of Section 17, Township 89 North, Range Six (6), West of the 5th P.M., Delaware County, Iowa according to plat of survey recorded in Book 2009, Page 3980 of the records of the Delaware County Recorder;

AND

The Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Twenty-Seven (27), and the North half (N $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Thirty-four (34) all in Township Ninety (90) North, Range Six (6), West of the Fifth (5th) P.M.;

AND

Lot Six (6), Seven (7), Eight (8) and Nine (9) except that part of said Lot Nine described as commencing at the Northeast comer of said Lot Nine (9), thence South three and twenty six one hundredths (3.26) chains, thence West one and six tenths (1.6) chains, thence North three and twenty six one-hundredths (3.26) chains, thence East one and six tenths (1.6) chains to the beginning, all being in Masonville, Delaware County, Iowa, and the same being part of the Northeast Quarter (NE $\frac{1}{4}$) of Section Thirty One (31), Township Eighty Nine (89) North, Range Six (6), West of the Fifth P.M. except Parcel "A" -A subdivision to Lot 6, City of Masonville, located in the Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Thirty One (31), Township Eighty Nine (89) North, Range Six (6), West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 6 Plats, Page 170.