



Book 2022 Page 2614

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Rec Amt \$17.00 Aud Amt \$5.00  
Rev Transfer Tax \$1,284.00

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

**WARRANTY DEED JOINT TENANCY**  
**Recorder's Cover Sheet**

**Preparer Information:** George A. Davis, 225 1st Avenue East, Dyersville, IA 52040, Phone: 563-875-9112

**Taxpayer Information:** Stuart Sleper, 1012 Sunrise Drive, Manchester, Iowa 52057

**Return Document To:** Stuart Sleper, 1012 Sunrise Drive, Manchester, Iowa 52057

**Grantors:** Patrick W. Schmitz

**Grantees:** Stuart Sleper

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**

**PLEASE RETURN TO:**  
**HAWKEYE ESCROW COMPANY**  
313 3RD AVE SE  
CEDAR RAPIDS, IA 52401



## WARRANTY DEED JOINT TENANCY


For the consideration of Ten Dollar(s) and other valuable consideration, Patrick W. Schmitz, a single person, does hereby Convey to Stuart Sleper, a married person, the following described real estate in Delaware County, Iowa:

See attached Schedule A

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: August 18, 2022

  
Patrick W. Schmitz, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on August 18, 2022 by  
Patrick W. Schmitz, single.



  
Signature of Notary Public

#### SCHEDULE A

Lot One Hundred Thirty (130) of "Clair-View Acres at Delhi, Iowa" in Sections Twenty Three (23) and Twenty Six (26), Milo Township, Delaware County, Iowa, according to plat recorded in Book 2 Plats, Page 200 #2, and also all that land lying Westerly and Southwesterly of said Lot One Hundred Thirty (130) within the extensions of the Southerly and Northwesterly sides of said Lot extending into the Maquoketa River to the West line of the Northeast Quarter (NE $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section Twenty Three (23), Township Eighty Eight (88) North, Range Five (5), West of the Fifth P.M., also that part of the West three-eighths (W  $\frac{3}{8}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section Twenty Three (23), Township Eighty Eight (88) North, Range Five (5), West of the Fifth P.M., Delaware County, Iowa, described as beginning at the Northwest corner of said Lot One Hundred Thirty (130), thence North 70° 15' 30" East two hundred eighty two and thirty six hundredths (282.36) feet along the Northwesterly line of said Lot One Hundred Thirty (130) to the Northeast corner of said Lot One Hundred Thirty (130), thence South 84° 22' 52" East two hundred twenty nine and sixty five hundredths (229.65) feet to the East line of said West three-eighths (W  $\frac{3}{8}$ ), thence North 0° 19' 44" West four hundred twenty two and ninety eight hundredths (422.98) feet along said East line to the South line of the North six and four-tenths (6.4) rods of said West three eighths (W  $\frac{3}{8}$ ), thence South 87° 45' 53" West four hundred ninety five (495) feet along said South line to the West line of said Northeast Quarter (NE $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ), thence South 0° 19' 44" East four hundred seventy six and fifty six hundredths (476.56) feet along said West line to the point of beginning; and that part of said West three-eighths (W  $\frac{3}{8}$ ) described as beginning at the Northwest corner of said Lot One Hundred Thirty (130), thence South 0° 19' 44" East seventy (70) feet along the West line of said Northeast Quarter (NE $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ), thence South 60° 48' 05" East twenty nine and four hundredths (29.04) feet to the West line of said Lot One Hundred Thirty (130), thence North 17° 00' 51" West eighty eight and two hundredths (88.02) feet along said West line to the point of beginning. That part of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section Twenty Three (23), Township Eighty Eight (88) North, Range Five (5), West of the Fifth P.M. described as commencing at the East Quarter corner of said Section Twenty Three (23), thence North 89° 37' 53" West five hundred sixty one and nine-tenths (561.9) feet along the North line of said Southeast Quarter (SE $\frac{1}{4}$ ) to the centerline of a county road and the point of beginning, thence South 01° 32' 17" East along said centerline one hundred five and sixty six hundredths (105.66) feet, thence North 89° 37' 53" West seven hundred seventy four and sixty eight hundredths (774.68) feet to the West line of the Northeast Quarter (NE $\frac{1}{4}$ ) of said Southeast Quarter (SE $\frac{1}{4}$ ), thence North 00° 21' 39" East along said West line one hundred five and six-tenths (105.6) feet to the North line of said Southeast Quarter (SE $\frac{1}{4}$ ), thence South 89° 37' 53" East seven hundred seventy one and eighteen hundredths (771.18) feet along said North line to the point of beginning.

AND

Parcel 2019-104, Part Of Lot 1 Of Lake View First Addition, Parcel 2019-105, Part Of Lot 1A Of Lake View First Addition, In The NW 1/4- SE1/4 Of Section 23, T88N, R5W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2019, Page 3675