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Date 12/15/2022 Time 2:00:08PM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$492.00

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

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

**Preparer Information:** Mark A. Roeder, 119 E. Main St., Manchester, IA 52057-1736,  
Ph.: 563-927-2782

**Taxpayer Information:** Kevin D. Baumgartner, 37917 Acorn Rd., Strawberry Point, IA 52076

**X Return Document To:** Kevin D. Baumgartner, 37917 Acorn Rd., Strawberry Point, IA 52076

**Grantors:** Madonna M. Leonard, 1616 1st St E #112, Independence, IA 50644

**Grantees:** Kevin D. Baumgartner, Lisa M. Baumgartner, Douglas A. Baumgartner and Lori J. Baumgartner

**Legal Description:** See Page 2

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

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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 § 558.69, and therefore this transaction is exempt from the requirement of submitting a groundwater hazard statement.



## WARRANTY DEED JOINT TENANCY

For the consideration of Three Hundred Eight Thousand Dollar(s) and other valuable consideration, Madonna M. Leonard, a single person, does hereby convey to Kevin D. Baumgartner and Lisa M. Baumgartner husband and wife as joint tenants with full rights of survivorship and not as tenants in common as to an undivided one-half interest, and Douglas A. Baumgartner and Lori J. Baumgartner husband and wife as joint tenants with full rights of survivorship and not as tenants in common as to an undivided one-half interest, in the following described real estate in Delaware County, Iowa:

The Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) and the North one-eighth (N 1/8) of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section Eight (8), Township Ninety (90) North, Range Six (6), West of the Fifth P.M., except cemetery, and also except that part included in the following description: That part of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section Seven (7) and of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section Eight (8), all in Township Ninety (90) North, Range Six (6), West of the Fifth Principal Meridian described as commencing at the Northwest corner of said Section Eight (8) and running thence South 88° 17' East two hundred fourteen and three-tenths (214.3) feet, thence South 0° 01' East four hundred ninety one and eight-tenths (491.8) feet, thence South 46° 07' East ninety nine and three-tenths (99.3) feet, thence South 80° 26' East three hundred forty and four-tenths (340.4) feet, thence South 1° 24' West three hundred seventy two and four-tenths (372.4) feet, thence North 89° 23' West six hundred ten and four-tenths (610.4) feet, thence South 8° 09' West two hundred twenty three and seven-tenths (223.7) feet, thence South 86° 15' West two hundred twenty two (222.0) feet, thence North 11° 39' West fifty six and six-tenths (56.6) feet, thence Northwesterly three hundred ninety nine and four-tenths (399.4) feet along a three thousand one hundred seventeen and four-tenths (3,117.4) feet radius curve concave Northeasterly and tangent to the previous course, thence North 4° 18' West two hundred thirty five and six-tenths (235.6) feet and tangent to the previous curve, thence Northwesterly two hundred ninety nine and two-tenths (299.2) feet along a one thousand seven hundred sixty one and seven-tenths (1,761.7) feet radius curve concave Southwesterly and tangent to the previous course, thence North 14° 02' West one hundred thirty nine and eight-tenths (139.8) feet and tangent to the previous curve, thence Northerly one hundred ten (110.0) feet along a five hundred seventy and two-tenths (570.2) feet radius curve concave Easterly and tangent to the previous course, thence East four hundred thirty and six-tenths (430.6) feet to the point of beginning, and also except the East three hundred fifty (350) feet of the North two hundred twenty (220) feet of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of said Section Eight (8), subject to covenants, conditions, restrictions, and easements of record, and easements not of record but evidenced by usage.

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: December 14<sup>th</sup>, 2022

Madonna M. Leonard  
Madonna M. Leonard, Grantor

STATE OF IOWA, COUNTY OF DELAWARE ) ss:

This record was acknowledged before me on 14<sup>th</sup> day of December 2022 by  
Madonna M. Leonard.

Patricia Coleman  
Signature of Notary Public

