

Recorded: 3/7/2023 at 3:32:54.0 PM
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.50
Combined Fee: \$30.50
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 512

RETURN TO: City of Manchester, Iowa, c/o Timothy Vick, City Manager, 200 East Main Street, Manchester, Iowa 52057

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT I or We JAMES W. HILL, a single person, herein called the GRANTOR whether one or more, in consideration of THIRTY-TWO THOUSAND, TWO HUNDRED and NO/100 DOLLARS (\$32,200.00) received from GRANTEE, do hereby grant, bargain, sell, convey and confirm unto the CITY OF MANCHESTER, IOWA, herein called the GRANTEE whether one or more, the following described real property in Delaware County, Iowa:

SEE ATTACHED EXHIBIT "A". This deed is filed to correct deed previously recorded 2/23/2023 in Delaware Co. Recorder Bk 2023 Pg 389.

To have and to hold the above-described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the GRANTEE and to GRANTEE'S heirs and assigns forever.

And the GRANTOR does hereby covenant with the GRANTEE and with GRANTEE'S heirs and assigns that GRANTOR is lawfully seized of said premises; that they are free from encumbrance, subject to easements and restrictions of record; that GRANTOR has good right and lawful authority to convey the same; and that GRANTOR warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

This is being acquired for public purposes through eminent domain and a Declaration of Value is not required. Iowa Code Sec. 428A.1.

This transfer is exempt from transfer tax. Iowa Code Sec. 428A.2(17).

The Seller states and warrants that, to the best of the Seller's knowledge, there is no burial site, well, solid waste disposal site, private sewage disposal systems, hazardous substance or underground storage tank on the premises, except: NONE

Dated December 14, 2022

James W. Hill
JAMES W. HILL

STATE OF IOWA)
) ss
COUNTY OF DELAWARE)

BE IT REMEMBERED, that on this 14th day of December, 2022 before me, the undersigned, a Notary Public in and for the County and State aforesaid, came JAMES W. HILL, who is/are personally known to me to be the same person who executed the within instrument of writing and such persons duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year last above written.

(SEAL)



Ann Meyer
Notary Public

INDEX LEGEND

COUNTY: DELAWARE

CITY: MANCHESTER

PARCEL ID: 130250001900

LEGAL DESCRIPTION: PART OF THE W1/2 SW1/4 SE1/4 SEC. 25-T89N-R6W

PROPRIETOR: JAMES W. HILL

SURVEYOR: CHAD W. MARSH

COMPANY: KIRKHAM MICHAEL

12700 WEST DODGE ROAD

OMAHA, NE 68154 402-393-5630

Recorded: 11/4/2022 at 8:10:47.0 AM

County Recording Fee: \$17.00

Iowa E-Filing Fee: \$3.32

Combined Fee: \$20.32

Revenue Tax:

Delaware County, Iowa

Daneen Schindler RECORDER

BK: 2022 PG: 3321

PLAT OF SURVEY

PARCEL 2022-111

**IN THE W1/2 SW1/4 SE1/4 OF SECTION 25, TOWNSHIP 89 NORTH, RANGE 6
WEST OF THE 5TH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA**

LEGAL DESCRIPTION

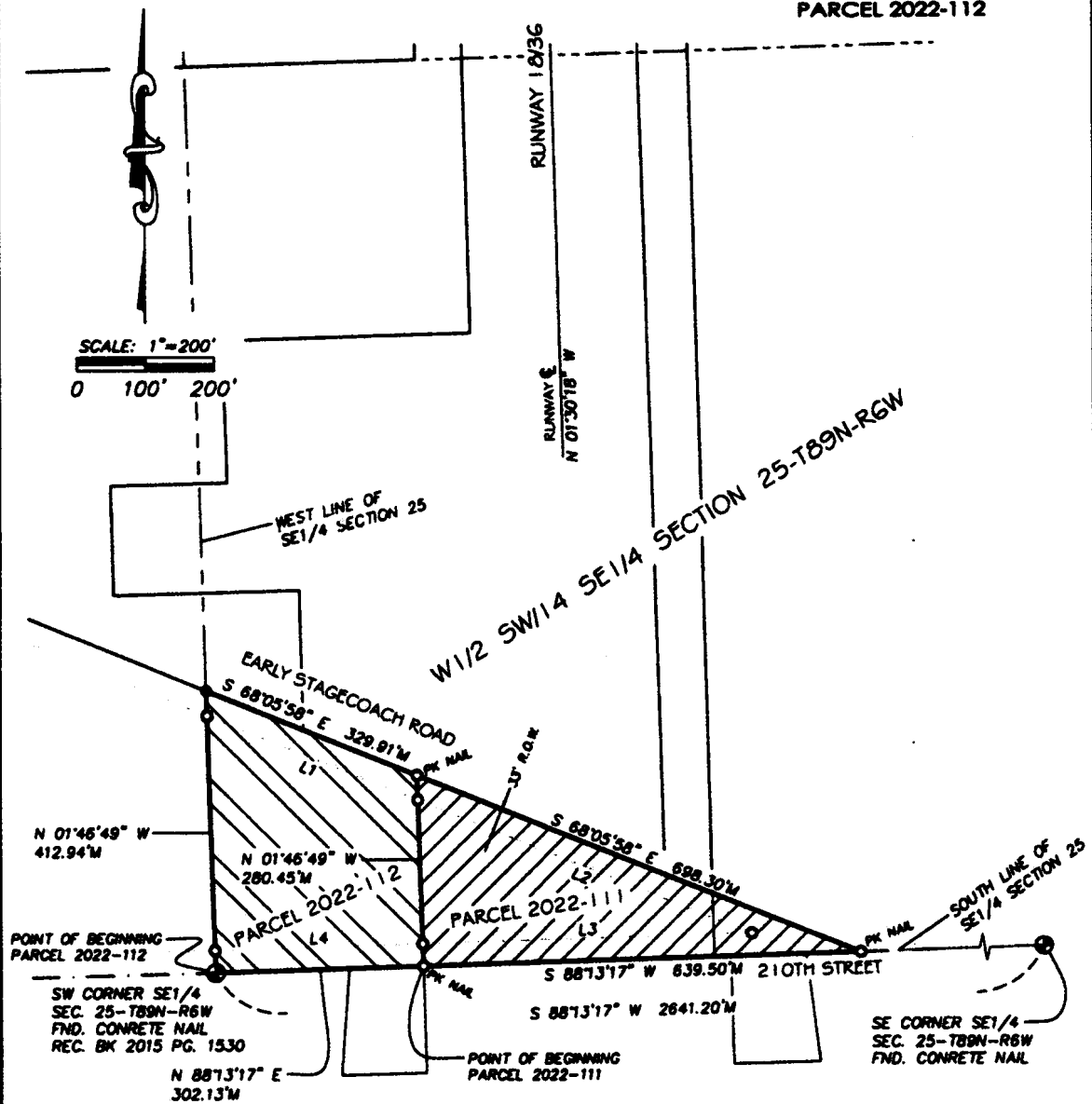
**A TRACT OF LAND LOCATED IN THE W1/2 OF THE SW1/4 OF THE SE1/4 OF SECTION 25, TOWNSHIP 89
NORTH, RANGE 6 WEST OF THE 5TH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, MORE
PARTICULARLY DESCRIBED AS FOLLOWS:**

**REFERRING TO THE SOUTHWEST CORNER OF SAID SE1/4; THENCE N 88°13'17" E (ASSUMED BEARING),
302.13 FT. ON THE SOUTH LINE OF SAID SE1/4 TO THE POINT OF BEGINNING; THENCE N 01°48'49" W,
280.45 FT. TO THE CENTERLINE OF EARLY STAGECOACH ROAD; THENCE S 68°05'58" E, 698.30 FT. ON
SAID CENTERLINE TO SAID SOUTH LINE; THENCE S 88°13'17" W, 638.50 FT. ON SAID SOUTH LINE TO THE
POINT OF BEGINNING.**

**THE ABOVE DESCRIBED TRACT CONTAINS 2.08 ACRES MORE OR LESS OF WHICH 0.89 ACRES
PREVIOUSLY USED AS ROAD RIGHT OF WAY.**

This transfer does not include Parcel 2022-112.

PLAT OF SURVEY
PARCEL 2022-111
PARCEL 2022-112

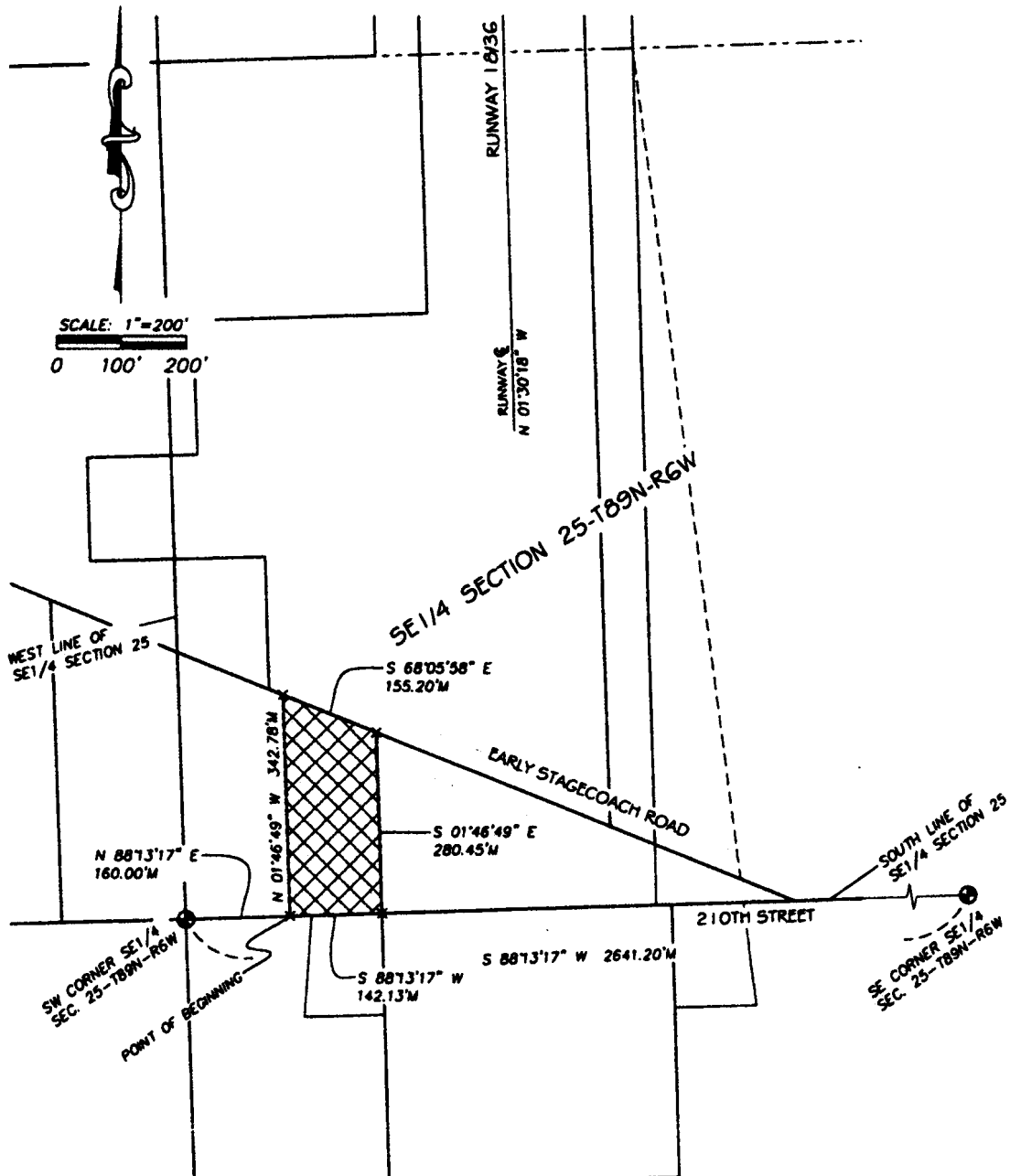


- SECTION CORNER
- SET 5/8" x 24" REBAR w/ YELLOW PLASTIC CAP (unless noted otherwise)
- FOUND 1/2" REBAR (BK 2015, PG. 1530)
- PARCEL BOUNDARY LINE
- SECTION LINE
- QUARTER SECTION LINE
- QUARTER-QUARTER SECTION LINE
- RIGHT OF WAY LINE
- M MEASURED DISTANCE

L1	S 68°05'58" E	329.91'M
L2	S 68°05'58" E	526.41'M
L3	S 88°13'17" W	482.09'M
L4	S 88°13'17" W	302.13'M

SURVEY FOR: CITY OF MANCHESTER

EASEMENT



LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SE 1/4 OF SECTION 25, TOWNSHIP 89 NORTH, RANGE 6 WEST 1/4 THE 5TH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHWEST CORNER OF SAID SE 1/4; THENCE N 88°13'17" E (ASSUMED BEARING), 160.00 FT. ON THE SOUTH LINE OF SAID SE 1/4 TO THE POINT OF BEGINNING; THENCE N 01°46'49" W, 342.78 FT. TO THE CENTERLINE OF EARLY STAGECOACH ROAD; THENCE S 68°05'58" E, 155.20 FT. ON SAID CENTERLINE; THENCE S 01°46'49" E, 280.45 FT. TO SAID SOUTH LINE; THENCE S 88°13'17" W, 142.13 FT. ON SAID SOUTH LINE TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 1.02 ACRES MORE OR LESS OF WHICH 0.23 ACRES PREVIOUSLY USED AS ROAD RIGHT OF WAY.

SURVEY FOR: CITY OF MANCHESTER