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Document 2023 884 Type 03 001 Pages 3

Date 4/25/2023 Time 12:06:25PM

Rec Amt \$17.00 Aud Amt \$10.00

Rev Transfer Tax \$309.60

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

**WARRANTY DEED  
Recorder's Cover Sheet**

**Preparer Information:** Steven E Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Phone: 563-927-4164

**Taxpayer Information:** Michael D. Freeze, PO Box 4, Hopkinton, IA 52237-0004

**Return Document To:** Michael D. Freeze, PO Box 4, Hopkinton, IA 52237-0004

**Grantors:** Delores R. Weston, Steven Herington and Jan Herington

**Grantees:** Michael D. Freeze

**Legal Description:** See Page 2

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



WARRANTY DEED

For the consideration of One Hundred Ninety-Three Thousand Eight Hundred Dollar(s) and other valuable consideration, Delores M. Weston f/k/a Delores R. Herington, a single person, Steven Herington and Jan Herington, husband and wife, do hereby Convey to Michael D. Freeze, the following described real estate in Delaware County, Iowa:

The Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4), the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) Except the Railroad right-of-way running across said 40 acre tract, the North One-half (N1/2) of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4), that part of the North One-half (N1/2) of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) lying East of the Railroad Right-of-way, and that part of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) lying East of the Railroad Right-of-way, except Parcel A, part of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) per plat recorded in Book 2002, Page 1527, and also except Parcel B, being part of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4), per plat recorded in Book 2002, Page 1528, all being in Section 2, Township Eighty-seven North (T87N), Range Four West (R4W) of the 5th P.M., Delaware County, Iowa, subject to roadways and easements of record;

AND

The Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) Except the Railroad right-of-way running across said tract; and Parcel I, being part of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4), per plat recorded in Book 2002, Page 1529, all being in Section Thirty-five (35), Township Eighty-eight North (T88N), Range Four West (R4W) of the 5th P.M., Delaware County, Iowa, subject to roadways and easements of record.

This deed is given in fulfillment of real estate contract filed May 15, 2002 in Book 2002, Page 1848 and assigned according to document recorded in Book 2002, Page 1849

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: March 2, 2023

Delores M. Weston  
Delores M. Weston, Grantor

Steven Herington  
Steven Herington, Grantor

Jan Herington  
Jan Herington, Grantor

STATE OF IOWA, COUNTY OF Black Hawk

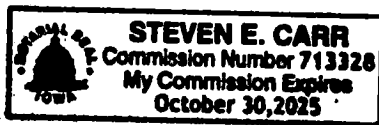
This record was acknowledged before me on March 2, 2023 by  
Delores M. Weston.



Stephanie A. Berky  
Signature of Notary Public

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on April 18, 2023 by  
Steven Herington and Jan Herington.



Steven E. Carr  
Signature of Notary Public