

Recorded: 7/5/2023 at 12:23:40.0 PM
County Recording Fee: \$37.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$40.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 1521

Prepared by/return to:
Mark R. Van Heukelom
Bradley & Riley PC

P.O. Box 2804
Cedar Rapids, IA 52406-2804

(319) 363-0101
FAX (319) 363-9824

Address tax statement: JoAnn K. Besler, 409 Broadway St. SW, Hopkinton, IA 52237

WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration, JOANN K. BESLER A/K/A JOANN BESLER, a single person, does hereby transfer and convey to JOANN BESLER, in her capacity as Trustee of the JOANN BESLER REVOCABLE TRUST U/D/O JUNE 27, 2023, all of her right, title and interest in the real estate located in Delaware County, Iowa legally described as follows:

PLEASE SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION

The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record in the office of the Recorder of Delaware County, Iowa.

This deed is exempt from transfer tax and from filing a declaration of value and groundwater hazard statement pursuant to Iowa Code Section 428A.2(21).

This Deed was prepared at the request of the Grantor, without the benefit of a title search. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Grantor does hereby covenant with Grantee, and successors in interest, that Grantor holds the real estate by title in fee simple; that he has 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 Grantor covenants to warrant and defend the real estate against 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.

Dated: June 27, 2023



JOANN K. BESLER A/K/A JOANN BESLER, Grantor

STATE OF IOWA, COUNTY OF LINN ss:

This instrument was acknowledged before me on June 27, 2023, by JOANN K. BESLER A/K/A JOANN BESLER, a single person.



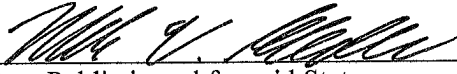

Notary Public in and for said State

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL NOS. 610000306400 AND 610000306500: LOTS EIGHT (8) AND NINE (9), BLOCK NINE (9), HOPKINTON, IOWA, ACCORING TO PLAT RECORDED IN BOOK B L.D., PAGES 583-584

AND

LOTS TEN (10), ELEVEN (11) AND TWELVE (12), BLOCK NINE (9), HOPKINTON, IOWA, ACCORDING TO PLAT RECORDED IN BOOK B., L.D. PAGES 583-584, SUBJECT TO EASEMENTS OF RECORD.

PARCEL NO. 410080001900: THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION EIGHT (8), TOWNSHIP EIGHTY-SEVEN (87) NORTH, RANGE THREE (3) WEST OF THE FIFTH P.M., DELAWARE COUNTY, IOWA.

PARCEL NO. 410050001400: THE WEST ONE-HALF (W ½) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION FIVE (5) TOWNSHIP EIGHTY-SEVEN (87) NORTH, RANGE THREE (3) WEST OF THE FIFTH P.M., DELAWARE COUNTY, IOWA.

PARCEL NO. 410050001430: THE EAST ONE-HALF (E ½) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION FIVE (5) EXCEPT THE FOLLOWING:

LOT TWO (2) OF THE SUBDIVISION OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SAID SECTION FIVE (5)

AND ALSO EXCEPT: THE SOUTH THREE HUNDRED THIRTY (330) FEET OF THE EAST THREE HUNDRED TWENTY (320) FEET OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SAID SECTION FIVE (5)

AND ALSO EXCEPT: PARCEL A AS DESCRIBED ON THE PLAT OF SURVEY RECORDED IN BOOK 2001 AT PAGE 1079 OF THE RECORDS OF THE DELAWARE COUNTY, IOWA, RECORDER ON APRIL 5, 2001, BIENG A PART OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION FIVE (5), TOWNSHIP EIGHTY-SEVEN NORTH (T87N), RANGE THREE WEST (R3W), OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA.

PARCEL NO. 410050000130: PLAT OF SURVEY PARCEL 2019-65 RECORDED IN BOOK 2019 PAGE 3367 IN THE RECORDS OF THE RECORDER'S OFFICE, DELAWARE COUNTY, IOWA; A PART OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION FIVE (5), TOWNSHIP EIGHTY-SEVEN NORTH (T87N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA; CONTAINING A TOTAL OF 1.24 ACRES MORE OR LESS, INCLUDING .51 ACRES MORE OR LESS OF PUBLIC ROAD RIGHT OF WAY, SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD AND NOT OF RECORD.

PARCEL NO. 415050001910: PLAT OF SURVEY PARCEL 2019-12 RECORDED IN BOOK 2019 PAGE 321 IN THE RECORDS OF THE RECORDER'S OFFICE, DELAWARE COUNTY, IOWA; A PART OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION FIVE (5), TOWNSHIP EIGHTY-SEVEN NORTH (T87N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA; CONTAINING A TOTAL OF 1.64 ACRES MORE OR LESS, INCLUDING .96 ACRES MORE OR LESS OF PUBLIC ROAD RIGHT OF WAY, SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD AND NOT OF RECORD.

PARCEL NO. 410050001700: THAT PART OF THE SOUTH ONE-HALF (S ½) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION FIVE (5), TOWNSHIP EIGHTY SEVEN (87) NORTH, RANGE THREE (3) WEST OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER (NE ¼) AND RUNNING THENCE NORTH 0°02' EAST ONE THOUSAND THREE HUNDRED FOURTEEN AND SEVEN-TENTHS (1314.7) FEET ALONG THE EAST LINE OF SAID SECTION FIVE (5), THENCE NORTH 89° 51' WEST TWO THOUSAND THREE HUNDRED EIGHTY THREE AND FIVE-TENTHS (2383.5) FEET ALONG THE NORTH LINE OF THE SOUTH ONE-HALF (S ½) OF THE NORTHEAST QUARTER (NE ¼) OF SAID SECTION FIVE (5), THENCE SOUTH 1° 40' WEST THREE HUNDRED TEN AND TWO-TENTHS (310.2) FEET, THENCE SOUTH 33° 44' EAST TWO HUNDRED FORTY TWO (242) FEET, THENCE SOUTH 82° 42' EAST TWO HUNDRED ONE AND TWO-TENTHS (201.2) FEET, THENCE SOUTH 43° 46' EAST THIRTY AND FOUR-TENTHS (30.4) FEET, THENCE SOUTH 87° 29' EAST FIVE HUNDRED NINETY EIGHT AND EIGHT-TENTHS (598.8) FEET, THENCE SOUTH 8° 07' EAST THREE HUNDRED SIXTY EIGHT AND FOUR-TENTHS (368.4) FEET, THENCE SOUTH 3° 16' EAST ONE HUNDRED TWENTY EIGHT (128) FEET, THENCE SOUTH 6° 15' EAST ONE HUNDRED THIRTY SEVEN AND EIGHT-TENTHS (137.8) FEET, THENCE SOUTH 88° 25' EAST ONE HUNDRED TWENTY FIVE AND NINE-TENTHS (125.9) FEET, THENCE SOUTH 16° 19' EAST ONE HUNDRED SEVEN AND THREE-TENTHS (107.3) FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER (NE ¼) OF SAID SECTION FIVE (5), THENCE NORTH 90° 00' EAST ALONG SAID SECTION LINE ONE THOUSAND TWO HUNDRED EIGHT AND EIGHT-TENTHS (1208.8) FEET TO THE POINT OF BEGINNING.