

Recorded: 7/26/2023 at 2:41:25.0 PM
County Recording Fee: \$37.00
Iowa E-Filing Fee: \$3.69
Combined Fee: \$40.69
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 1742

Return To: City of Manchester, Iowa, 208 E Main, Manchester, IA 52057
Taxpayer: City of Manchester, Iowa, 208 E Main, Manchester, IA 52057
Preparer: James T Peters, 309 First St. E, Independence, IA 50644, Phone: 319-334-9992



**WARRANTY DEED
(CORPORATE GRANTOR)**

For the consideration of One Dollar(s) and other valuable consideration, Kehrli Homestead, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to City of Manchester, Iowa, the following described real estate in Delaware County, Iowa:

Parcel 2 and Parcel 3 as shown on the Acquisition Plat recorded in the office of the Delaware County Recorder in Book 2008, Page 1905 on June 13, 2008 and more particularly described on Exhibit A attached hereto.

This deed is exempt according to Iowa Code 428A.2(21).

The Corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: March 13, 2023

Kehrli Homestead, LLC, an Iowa limited liability company

By Wilbur Kehrl
Wilbur Kehrli,

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on March 13, 2023,
by Wilbur Kehrli, as Board member, of Kehrli Homestead, LLC a
limited liability company.

Laura K Thomas
Signature of Notary Public

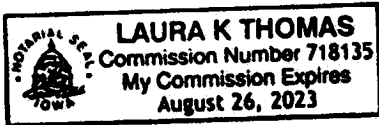


By Larry Kehrl
Larry Kehrli,

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on March 13, 2023,
by Larry Kehrli, as Board member, of Kehrli Homestead, LLC a
limited liability company.

Laura K Thomas
Signature of Notary Public



CARLA K. BECKER
DELAWARE COUNTY ASSESSOR

JUN 13 2008

FILED

CLAUDIA J. CAVANAN
DELAWARE COUNTY ASSESSOR

JUN 13 2008

FILED



Book 2008 Page 1905

Document 2008 1905 Type 06 002 Pages 4

Date 6/13/2008 Time 10:13:43AM

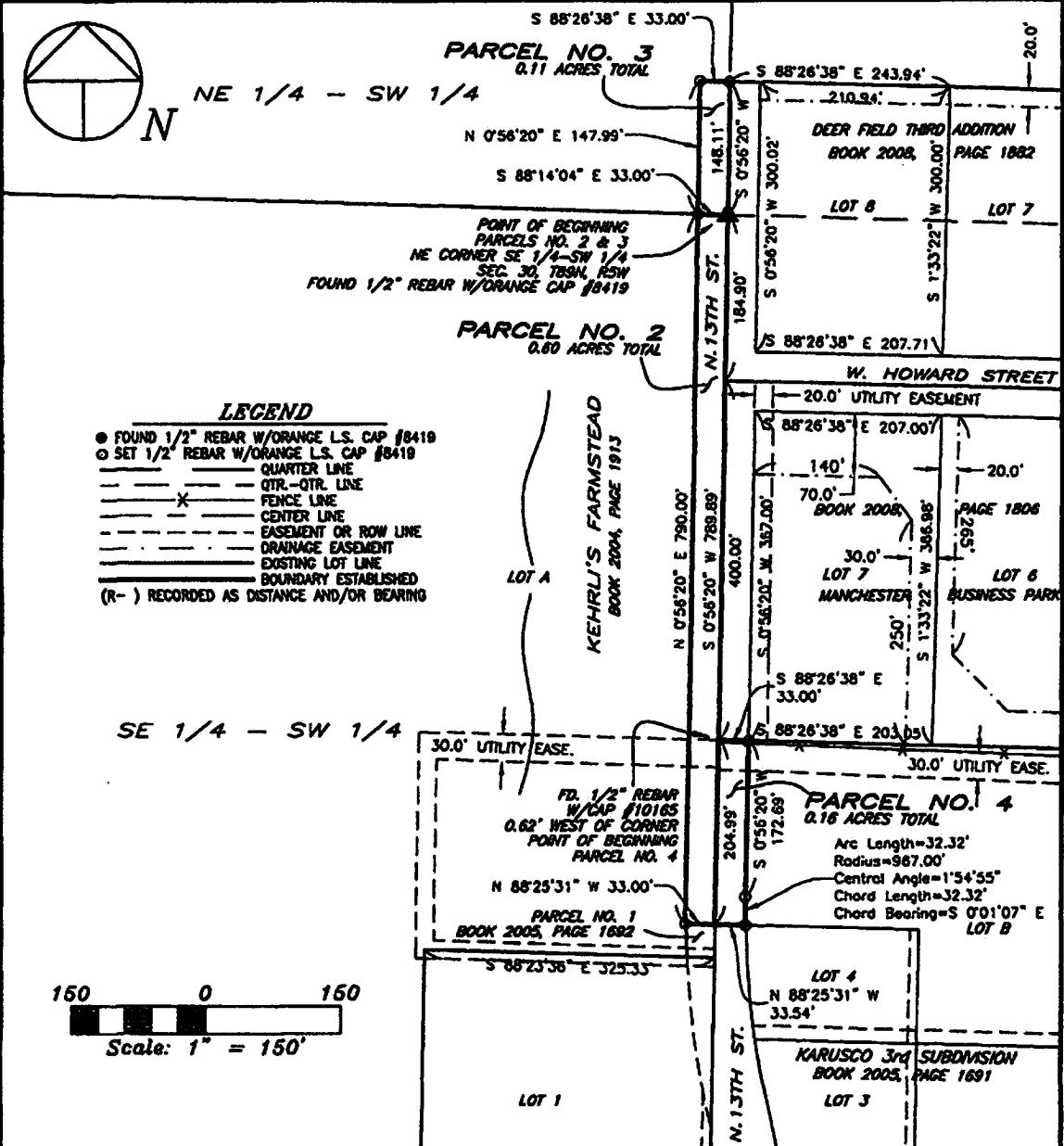
Rec Amt \$22.00

DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PREPARED BY/RETURN TO: ²⁰⁴ DAVID GIBBS; 105 W. MAIN ST. MANCHESTER, IA 52057 563-987-2434

ACQUISITION PLAT

NORTH 13th, WEST HOWARD, & NORTH 11th STREET IMPROVEMENTS, CITY OF MANCHESTER
PARCEL NO. 2, PART OF LOT A OF KEHRLI'S FARMSTEAD; PARCEL NO. 3, PART OF THE NE 1/4-SW 1/4
PARCEL NO. 4, PART OF LOT B OF KARUSCO 3rd SUBDIVISION
SEC. 30, T89N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



SURVEY REQUESTED BY: CITY OF MANCHESTER		PROPRIETORS: PARCELS NO. 2 & 3-KEHRLI HOMESTEAD, L.L.C. PARCEL NO. 4-KARUSCO, INC.	PROJECT NO. 07-72
	I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.		SCALE: 1"=150'
	J. DAVID GIBBS, P.E., L.S. LIC. #8419 DATE: 5/12/08 <small>MY LICENSE RENEWAL DATE IS DECEMBER 31, 2008</small>		DATE: 2/6/2008
GIBBS ENGINEERING & SURVEYING 105 WEST MAIN STREET MANCHESTER, IA 52057			DRAWN BY: RLR
			CHECKED BY: JDC
			GPS: MANCHESTER
			REVISED
			SHEET 1 OF 4

LEGAL DESCRIPTION:

PARCEL NO. 2 – NORTH 13th, WEST HOWARD, AND NORTH 11th STREET IMPROVEMENTS, CITY OF MANCHESTER; PART OF LOT A OF KEHRLI'S FARMSTEAD, SECTION THIRTY (30), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST, (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, containing a total of 0.60 acres, subject to easements of record, and more particularly described by metes and bounds as follows:

BEGINNING at the Northeast Corner of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Section Thirty (30), Township Eighty-nine North (T89N), Range Five West, (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, also being the Northeast Corner of Lot A of Kehrl's Farmstead, as recorded in Book 2004, Page 1913, and also being on the Westerly Line of Deer Field Third Addition, as recorded in Book 2008, Page 1882;

THENCE along the Westerly Line of said Deer Field Third Addition, being the Easterly Line of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼), also along the Westerly Line of Manchester Business Park, as recorded in Book 2008, Page 1806, also along the Easterly Line of Lot A of said Kehrl's Farmstead, and also along the Westerly Line of Lot B of Karusco 3rd Subdivision, as recorded in Book 2005, Page 1891, South 00° 56' 20" West, to the Southwesterly most Corner of Lot B of said Karusco 3rd Subdivision, being the Northeast Corner of Parcel No. 1, as recorded in Book 2005, Page 1892, 789.89 feet;

THENCE along the Northerly Line of said Parcel No. 1, North 88° 25' 31" West, 33.00 feet;

THENCE North 00° 56' 20" East, to the Northerly Line of Lot A of said Kehrl's Farmstead, 790.00 feet;

THENCE along the Northerly Line of Lot A of said Kehrl's Farmstead, and being the Northerly Line of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼), South 88° 14' 04" East, 33.00 feet to the POINT OF BEGINNING;

Containing a total of 0.60 acres and subject to easements of record.

The Easterly Line of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Section Thirty (30), Township Eighty-nine North (T89N), Range Five West, (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, being the Easterly Line of Kehrl's Farmstead, as recorded in Book 2004, Page 1913, also being the Westerly Line of Deer Field Third Addition, as recorded in Book 2008, Page 1882, and also being the Westerly Line of Manchester Business Park, as recorded in Book 2008, Page 1806 is assumed to bear South 00° 56' 20" West.

LEGAL DESCRIPTION:

PARCEL NO. 3 – NORTH 13th, WEST HOWARD, AND NORTH 11th STREET IMPROVEMENTS, CITY OF MANCHESTER; PART OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼), SECTION THIRTY (30), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST, (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, containing a total of 0.11 acres, subject to easements of record, and more particularly described by metes and bounds as follows:

BEGINNING at the Northeast Corner of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Section Thirty (30), Township Eighty-nine North (T89N), Range Five West, (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, also being the Northeast Corner of Lot A of Kehrl's Farmstead, as recorded in Book 2004, Page 1913, and also being on the Westerly Line of Deer Field Third Addition, as recorded in Book 2008, Page 1882;

THENCE along the Southerly Line of the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) of said Section Thirty (30), also along the Northerly Line of Lot A of said Kehrl's Farmstead, North 88° 14' 04" West, 33.00 feet;

THENCE North 00° 56' 20" East, 147.99 feet;

THENCE South 88° 26' 38" East, to the Northwest Corner of said Deer Field Third Addition, being on the Easterly Line of the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) of said Section Thirty (30), 33.00 feet;

THENCE along the Westerly Line of said Deer Field Third Addition, being on the Easterly Line of the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) of said Section Thirty (30), South 00° 56' 20" West, 148.11 feet to the POINT OF BEGINNING;

Containing a total of 0.11 acres and subject to easements of record.

The Easterly Line of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Section Thirty (30), Township Eighty-nine North (T89N), Range Five West, (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, being the Easterly Line of Kehrl's Farmstead, as recorded in Book 2004, Page 1913, also being the Westerly Line of Deer Field Third Addition, as recorded in Book 2008, Page 1882, and also being the Westerly Line of Manchester Business Park, as recorded in Book 2008, Page 1806 is assumed to bear South 00° 56' 20" West.

LEGAL DESCRIPTION:

PARCEL NO. 4 – NORTH 13th, WEST HOWARD, AND NORTH 11th STREET IMPROVEMENTS, CITY OF MANCHESTER; PART OF LOT B OF KARUSCO 3RD SUBDIVISION, CITY OF MANCHESTER, SECTION THIRTY (30), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST, (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, containing a total of 0.16 acres, subject to easements of record, and more particularly described by metes and bounds as follows:

BEGINNING at the Northwestern most Corner of Lot B of Karusco 3rd Subdivision, as recorded in Book 2005, Page 1691, said Point of Beginning being at the Southwesterly most Corner of Manchester Business Park, as recorded in Book 2008, Page 1806, also being on the Easterly Line of Lot A of Kehrl's Farmstead, as recorded in Book 2004, Page 1913, and also being on the Easterly Line of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Section Thirty (30), Township Eighty-nine North (T89N), Range Five West, (R5W) of the Fifth Principal Meridian, Delaware County, Iowa Township Eighty-nine North (T89N), Range Five West, (R5W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Northerly Line of Lot B of said Karusco 3rd Subdivision and the Southerly Line of said Manchester Business Park, South 88° 26' 38" East, 33.00 feet;

THENCE South 00° 58' 20" West, 172.69 feet;

THENCE along a circular curve concave Easterly and having an arc length of 32.32 feet, a radius of 967.00 feet, a central angle of 01° 54' 55", a chord length of 32.32 feet, and a chord bearing of South 00° 01' 07" East, to a point on the Southerly Line of said Lot B, being the Northwest Corner of Lot 4 of said Karusco 3rd Subdivision, also being the Northeast Corner of North 13th Street;

THENCE along the Southerly Line of said Lot B and the Northerly Line of North 13th Street, North 88° 25' 31" West, to the Westerly Line of said Karusco 3rd Subdivision, being the Easterly Line of Lot A of said Kehrl's Farmstead, 33.54 feet;

THENCE along Westerly Line of said Karusco 3rd Subdivision, being the Easterly Line of Lot A of said Kehrl's Farmstead, North 00° 56' 20" East, 204.99 feet to the POINT OF BEGINNING;

Containing a total of 0.16 acres and subject to easements of record.

The Easterly Line of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Section Thirty (30), Township Eighty-nine North (T89N), Range Five West, (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, being the Easterly Line of Kehrl's Farmstead, as recorded in Book 2004, Page 1913, also being the Westerly Line of Deer Field Third Addition, as recorded in Book 2008, Page 1882, and also being the Westerly Line of Manchester Business Park, as recorded in Book 2008, Page 1806 is assumed to bear South 00° 58' 20" West.