

Recorded: 9/6/2023 at 8:04:20.0 AM  
County Recording Fee: \$42.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$45.00  
Revenue Tax: \$0.00  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2023 PG: 2168

**Preparer/Return To:** Todd J. Locher, Locher & Davis PLC, PO Box 7, Farley, IA 52046, Phone: 563-744-3359  
**Taxpayer:** Jeffrey L. Ogden Revocable Trust, 1332 N Franklin St, Manchester, IA 52057



## WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Jeff Ogden a/k/a Jeff L. Ogden a/k/a Jeffrey L. Ogden and Diane Ogden a/k/a Diane K. Ogden, husband and wife, do hereby Convey to Jeffrey L. Ogden and Diane K. Ogden, Co-Trustees of the Jeffrey L. Ogden Revocable Trust, the following described real estate in Delaware County, Iowa:


See attached Exhibit A

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

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.

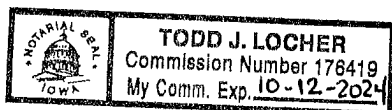
Dated: September 5, 2023.

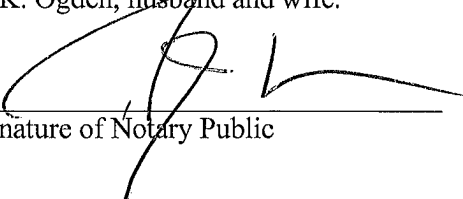
  
\_\_\_\_\_  
Jeff Ogden a/k/a Jeff L. Ogden a/k/a Jeffrey L. Ogden, Grantor

  
\_\_\_\_\_  
Diane Ogden a/k/a Diane K. Ogden, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on September 5<sup>th</sup>, 2023 by Jeff Ogden a/k/a Jeff L. Ogden a/k/a Jeffrey L. Ogden and Diane Ogden a/k/a Diane K. Ogden, husband and wife.



  
\_\_\_\_\_  
Signature of Notary Public

## EXHIBIT A

Commencing at the Northwest corner of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of Section Twenty Two (22), Township Eighty Nine (89) North, Range Six (6), thence East to the Northeast corner of said forty (40) acres, thence South to the Southeast corner of said 40 acres, thence Northwest to place of beginning containing twenty (20) acres, more or less, subject to any easements of record; AND

That part of the North one-half (N ½) of Section Five (5), Township Eighty Eight (88) North, Range Five (5), West of the Fifth P.M. described as Beginning at a point S74°07'55"W 516.72 ft. from the SW corner of Section 33, T89N, R5W of the 5<sup>th</sup> P.M., said point being on the present southerly right of way line of Primary Road No. 520; thence S15°47'05"E 653.13 ft.; thence S65°00'40"W 183.15 ft.; thence S2°01'30"W 99.0 ft.; thence N87°58'30"W 499.61 ft. to a point 60 ft. normally distant northeasterly from the centerline of the County Road; thence N41°50'W 487.6 ft., along a line 60 ft. normally distant northeasterly from and parallel to said centerline; thence N29°45'15"W 190.96 ft. to a point 100 ft. normally distant northeasterly from said centerline of the County Road, and 160 ft. normally distant southerly from the centerline of Primary Road No. 520; thence N74°16'10"E 192.98 ft., along a line 160 ft. normally distant southerly from and parallel to said centerline of Primary Road No. 520; thence N74°07'55" E 754.81 ft., to the Point of Beginning; containing 13.0 acres, more or less.

Note: The north line of the NE ¼ of said Section 5, is assumed to bear East and West; AND

Lot One (1) Of River Pointe Fourth Subdivision A Subdivision Of Lot A Of River Pointe Third Subdivision Section 5, T88N, R5W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in 2015, Page 2823; AND

Lots Forty-two (42) and Forty-three (43), Henry Acers Addition to Manchester, Iowa, according to plat recorded in Book 1, Plats, Page 1; AND

Lots Nine Hundred (900), Nine Hundred Thirty Seven (937), Nine Hundred Thirty Eight (938) and the South One hundred seventy five (175.0) feet of Lot Nine Hundred Thirty Nine (939), Manchester, Iowa, according to plat recorded in Book I L.D., Pages 284-285; AND

Lot 899, City of Manchester, Delaware County, Iowa, according to plat recorded in Book I L.D., Page 284, in the Office of the Delaware County Recorder; AND

That part of Lot Nine Hundred Thirty Nine (939) lying North of the North line of Kane Street, extended, in Manchester, Iowa, according to plat recorded in Book I L.D., Pages 284-285; and all that part of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of Section Thirty Two (32), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., lying West of the Maquoketa River and South of the original town plat of Manchester, Iowa; and all that part of Lot Four (4) and of Lot One (1) of the Subdivision of Lot Five (5) of the Subdivision of the East three-fourths (E ¾) of the South one-half (S ½) of Section Thirty Two (32), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M. lying West of the Maquoketa River Containing 31.5 acres, more or less in Delaware County, Iowa.