

Recorded: 11/16/2023 at 8:06:45.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 2892

Prepared by/Return to
Andrew J. Seyfer, Bradley & Riley PC

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

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

Address tax statement: Kenneth E. and Rosalyn R. Pillard, 1444 330th Street, Ryan, IA 52330

WARRANTY DEED

In consideration of ten dollars and other valuable consideration, KENNETH E. PILLARD and ROSALYN PILLARD, a married couple, hereby transfer and convey to KENNETH E. PILLARD and ROSALYN R. PILLARD, TRUSTEES OF THE PILLARD FAMILY REVOCABLE TRUST U/D/O OCTOBER 25, 2023, all of our right, title and interest in the following described real estate in Delaware County, Iowa:

SEE EXHIBIT "A"

Together with all easements and servient estates appurtenant thereto, and subject to covenants, easements and restrictions of record.

Exempt from Transfer Tax and from filing Declaration of Value and Groundwater Hazard Statement pursuant to Iowa Code Section 428A.2(21).

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.

The Grantors do hereby covenant with Grantees, and successors in interest, that they have lawful authority to transfer and convey the real estate; that Grantors hold title to the real estate in fee simple; and that the real estate is free and clear of all liens and encumbrances, except as may be stated above. **Grantors do further hereby covenant with Grantees, and successors in interest, to warrant title and defend the real estate against the lawful claims of all persons or entities except as may be stated above.** Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

STATE OF IOWA,

Dated: October 25, 2023

ss.

COUNTY OF JONES

This instrument was acknowledged before me on October 25, 2023, by KENNETH E. PILLARD and ROSALYN PILLARD, a married couple.


KENNETH E. PILLARD


ROSALYN PILLARD

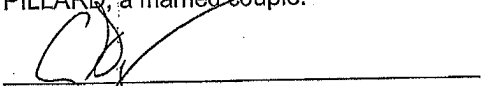

(Print Name) Andrew J. Seyfer



EXHIBIT "A"

PARCEL NOS. 230350000100 AND 320350000110

THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4), AND THAT PART OF THE NORTHWEST QUARTER (NW1/4) LYING EAST AND SOUTH OF THE ILLINOIS CENTRAL RAILROAD RIGHT-OF-WAY IN SECTION THIRTY-FIVE (35), TOWNSHIP EIGHTY-SEVEN (87) NORTH, RANGE SIX (6) WEST OF THE FIFTH P.M., SUBJECT TO HIGHWAYS AND EASEMENTS OF RECORD

AND

PARCEL NOS. 320350001020 AND 320350001010

WEST ONE-HALF OF THE SOUTH EAST QUARTER AND EAST ONE-HALF OF THE SOUTH WEST QUARTER OF SECTION THIRTY-FIVE (35), TOWNSHIP EIGHTY-SEVEN (87) NORTH, RANGE SIX (6), WEST OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

EXCEPT

PARCEL A, A PART OF THE EAST ONE-HALF (E ½) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION THIRTY-FIVE (35), TOWNSHIP EIGHTY-SEVEN (87) NORTH, RANGE SIX (6), WEST OF THE FIFTH P.M., DELAWARE COUNTY, IOWA, ACCORDING TO THE PLAT RECORDED IN BOOK 7, PLATS, PAGE 182.

AND EXCEPT

LOT ONE (1) IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW ¼ - SE ¼), SECTION THIRTY-FIVE (35), TOWNSHIP EIGHTY-SEVEN (87) NORTH, RANGE SIX (6), WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA, CONTAINING 1.00 ACRES MORE OR LESS SUBJECT TO COUNTY ROAD EASEMENTS OF RECORD MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION THIRTY-FIVE (35), TOWNSHIP EIGHTY-SEVEN (87) NORTH, RANGE SIX (6), WEST OF THE 5TH P.M., THENCE N 90° 00' 00" WEST 1326.86 FEET ALONG THE SOUTHERLY LINE OF SAID SECTION THIRTY-FIVE (35) TO THE POINT OF BEGINNING WHICH IS THE SOUTHEAST CORNER OF THE SW ¼ SE ¼ OF SAID SECTION THIRTY-FIVE (35); THENCE N 90° 00' 00" W 208.71 FEET ALONG THE SOUTHERLY LINE OF SAID SW ¼ SE ¼; THENCE N 00° 15' 37" E 208.71 FEET; THENCE N 90° 00' 00" E 208.71 FEET; THENCE S 00° 15' 37" W 208.71 FEET ALONG THE EASTERLY LINE OF SAID SW ¼ SE ¼ TO THE POINT OF BEGINNING. SAID DESCRIBED PARCEL CONTAINING 1.00 ACRES MORE OR LESS SUBJECT TO COUNTY ROAD EASEMENTS OF RECORD (0.16 ACRES IN ROADWAY EASEMENTS). THE SOUTHERLY LINE OF SECTION THIRTY-FIVE (35), TOWNSHIP EIGHTY-SEVEN (87) NORTH, RANGE SIX (6) WEST IS ASSUMED TO BEAR N 90° 00' 00" W.