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Rec Amt \$17.00 Aud Amt \$5.00  
Rev Transfer Tax \$592.00

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:** <sup>DSW</sup> Rick and Paula Deutmeyer, 2147 170<sup>th</sup> Ave., Manchester, Iowa 52057

**Return Document To:** Rick and Paula Deutmeyer, 2147 170<sup>th</sup> Ave., Manchester, Iowa 52057

**Grantors:** Doris Ann Deutmeyer

**Grantees:** Rick A. Deutmeyer and Paula K. Deutmeyer

**Legal Description:** See Page 2

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



## WARRANTY DEED

For the consideration of Three Hundred Seventy Thousand Five Hundred Dollar(s) and other valuable consideration, Doris Ann Deutmeyer, a widow, does hereby convey to Rick A. Deutmeyer and Paula K. Deutmeyer, husband and wife as joint tenants with full rights of survivorship and not as tenants in common the following described real estate in Delaware County, Iowa:

The Southwest Quarter (SW $\frac{1}{4}$ ) and the South One-half (S $\frac{1}{2}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ), and all that part of the North One-half (N $\frac{1}{2}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) lying West and South of the railroad right-of-way, EXCEPT for the railroad right-of-way in the Southwest Quarter (SW $\frac{1}{4}$ ) and EXCEPT Parcel A part of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) and part of the Southwest Quarter (SW $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ), per plat recorded in Book 2005, Page 3745, all in Section One (1), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth P.M., Delaware County, Iowa, subject to roadways and easements of record

EXCEPT A strip of land 100 feet in width extending over and across the Southeast Quarter (SE $\frac{1}{4}$ ) of Section One (1), Township Eighty-nine (89) North, Range Five (5) West of the Fifth P.M. said strip being fifty (50) feet in width on each side of the center line of the main track (now removed) of the Dubuque and North Western, Railway Company (later the Chicago Great Western Railway Company, now Chicago and North Western Transportation Company), as said main tract center line was originally located and established over and across said Section One (1);

AND,

A strip of land 100 feet in width extending over and across the Northeast Quarter (NE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section One (1) Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth P.M., said strip of land being 50 feet in width on each side of the center line of the main track (now removed) of the Dubuque and North Western, Railway Company (later the Chicago Great Western Railway Company, now the Chicago and North Western Transportation Company, as said main tract center line was originally located and established over and across said Section 1;

AND

A strip of land 150 feet in width extending over and across the Northwest Quarter (NW $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of said Section One (1), said strip of land being 100 feet in width on the Northeasterly side and (Fifty) 50 feet in width on the Southwesterly side of said original main tract of center line.

This deed is given in fulfillment of real estate contract filed November 2, 2005 in Book 2005, Page 3968

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 28, 2024.

Doris Ann Deutmeyer  
Doris Ann Deutmeyer, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on March 28, 2024 by  
Doris Ann Deutmeyer.

[Signature]  
Signature of Notary Public

