

Recorded: 7/1/2024 at 8:24:35.0 AM  
County Recording Fee: \$27.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$30.00  
Revenue Tax: \$3,032.80  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2024 PG: 1504

**WARRANTY DEED**  
(Several Grantors)  
**Recorder's Cover Sheet**

**Preparer Information:** George A. Davis, 225 1st Ave East, Dyersville, IA 52040, Phone: 563-875-9112

**Taxpayer Information:** Adam J. Moorman, 2184 160th Street, Manchester, IA 52057

**Return Document To:** Adam J. Moorman, 2184 160th Street, Manchester, IA 52057

**Grantors:** Melissa K. Becker, Mark A. Becker, Dawn M. Boge, Timothy J. Boge, Kirk J. Recker and Michelle A. Recker

**Grantees:** Adam J. Moorman

**Legal Description:** See Page 2

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



## WARRANTY DEED (Several Grantors)

For the consideration of Ten Dollar(s) and other valuable consideration, Melissa K. Becker and Mark A. Becker, wife and husband, Dawn M. Boge and Timothy J. Boge, wife and husband, Kirk J. Recker, a single person and Michelle A. Recker, a single person do hereby Convey to Adam J. Moorman, a single person, the following described real estate in Delaware County, Iowa:

The East one-half (E1/2) of the Northwest fractional Quarter (NWfr1/4) and all that part of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) lying South and West of the right-of-way of the Chicago, Milwaukee & St. Paul Railroad Company, in Section Seven (7), Township Eighty Nine (89) North, Range Four (4), West of the Fifth P.M., including all of the former right of way of the Manchester & Oneida Railroad Company, except that part described as commencing at a point on the North line of the East one-half (E1/2) of said Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of said Section Seven (7), where said line intersects the West line of the former right-of-way of the Manchester & Oneida Railroad Company, and running thence West along the North line of said Section Seven (7) a distance of nine (9) rods, thence South eight (8) rods, thence East eleven (11) rods to the West line of said former right-of-way of the Manchester & Oneida Railroad Company, thence Northwesterly along said West line eight and twenty four hundredths (8.24) rods to the point of beginning, and also except Parcel 2020-120, Part of The NE 1/4 Of The NW 1/4 Of Section 7, T89N, R4W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2020, Page 4453; and all that part of Lot Eighteen (18) of the Subdivision of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section Seven (7), Township Eighty Nine (89) North, Range Four (4), West of the Fifth P.M., according to plat recorded in Book A Plats, Page 75, lying South and West of the right-of-way of the Chicago, Milwaukee & St. Paul Railroad Company

And an undivided one-half interest in and to:

also that part of the North one-half (N1/2) of the Northeast Quarter (NE1/4) of Section Seven (7), Township Eighty Nine (89) North, Range Four (4), West of the Fifth P.M. described as follows: Commencing at a point where the centerline of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company intersects the North line of said North one-half (N1/2) of the Northeast Quarter (NE1/4), running thence Southerly along said centerline three hundred fifty (350) feet to a point, thence Westerly at right angles to said centerline fifty (50) feet to a point on the Westerly line of the right-of-way of said Railroad, which said point is the point of beginning, running thence Southerly parallel with said centerline and distant fifty (50) feet Westerly therefrom, measured at right angles, four hundred sixty five (465) feet to a point, thence Westerly at right angles to the last described line forty (40) feet to a point, thence Northerly parallel with and distant ninety (90) feet Westerly from said centerline, measured at right angles thereto,

five hundred sixty five (565) feet, more or less, to the Westerly line of land contracted for and occupied by the Manchester & Oneida Railroad Company for a "Y" track, thence Southeasterly in a direct line to the place of beginning

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

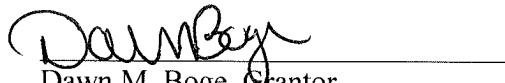
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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.

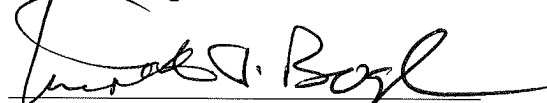
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

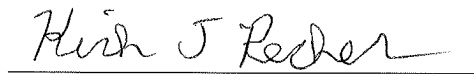
Dated: June 26, 2024.

  
Melissa K. Becker, Grantor

  
Mark A. Becker, Grantor

  
Dawn M. Boge, Grantor

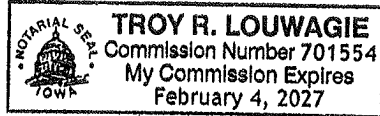
  
Timothy J. Boge, Grantor

  
Kirk J. Recker, Grantor

  
Michelle A. Recker, Grantor

STATE OF IOWA, COUNTY OF Delaware

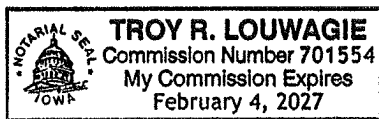
This record was acknowledged before me on June 26, 2024 by  
Melissa K. Becker and Mark A. Becker, wife and husband.



[Signature]  
Signature of Notary Public

STATE OF IOWA, COUNTY OF Linn

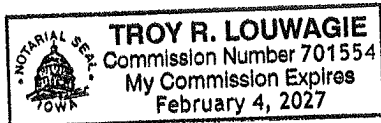
This record was acknowledged before me on June 26, 2024 by  
Dawn M. Boge and Timothy J. Boge, wife and husband.



[Signature]  
Signature of Notary Public

STATE OF IOWA, COUNTY OF Linn

This record was acknowledged before me on June 26, 2024 by  
Kirk J. Recker, a single person.



[Signature]  
Signature of Notary Public

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on June 26, 2024 by  
Michelle A. Recker, a single person.



[Signature]  
Signature of Notary Public