

Recorded: 7/3/2024 at 8:01:09.0 AM  
County Recording Fee: \$22.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$25.00  
Revenue Tax: \$167.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2024 PG: 1537

**Preparer:** Mark R. Van Heukelom, PO Box 2804, Cedar Rapids, IA 52406, Phone: (319) 363-0101  
**Return To/Tax Statements:** Gregory Charles Kemp, 308 Broadway St. SW, Hopkinton, IA 52237

## WARRANTY DEED

For the consideration of Ten (\$10.00) Dollars and other valuable consideration, NORMAN W. PARSONS, a single individual, does hereby convey to GREGORY CHARLES KEMP, a single individual, the following described real estate in Delaware County, Iowa:

**LOT ONE (1) IN THE SOUTHWEST QUARTER (SW ¼) AND LOT ONE (1) IN THE SOUTHEAST QUARTER (SE ¼); ALL IN SECTION THIRTEEN (13), TOWNSHIP EIGHTY SEVEN (87) NORTH, RANGE FOUR (4), WEST OF THE FIFTH P.M., DELAWARE COUNTY, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 6 PLATS, PAGE 6, EXCEPT THAT PART DESCRIBED AS COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF SAID SOUTHEAST QUARTER (SE ¼) WITH THE WESTERLY LINE OF JACKSON STREET IN THE TOWN OF HOPKINTON, DELAWARE COUNTY, IOWA, THENCE SOUTH 27° 00' 00" WEST ALONG THE WESTERLY LINE OF JACKSON STREET SEVEN HUNDRED TWENTY SEVEN AND THIRTEEN HUNDREDTHS (727.13) FEET TO THE POINT OF BEGINNING, THENCE SOUTH 63° 13' 51" EAST SIXTY SIX (66) FEET ALONG THE SOUTHERLY LINE OF BROADWAY STREET IN SAID TOWN OF HOPKINTON, THENCE SOUTH 27° 00' 00" WEST THIRTY SIX AND FIVE-TENTHS (36.5) FEET, THENCE NORTH 63° 13' 51" WEST ONE HUNDRED FIFTY NINE AND EIGHTY FIVE HUNDREDTHS (159.85) FEET, THENCE NORTH 27° 00' 00" EAST TWO HUNDRED THREE AND FIFTY NINE HUNDREDTHS (203.59) FEET, THENCE SOUTH 63° 13' 51" EAST NINETY THREE AND EIGHTY FIVE HUNDREDTHS (93.85) FEET, THENCE SOUTH 27° 00' 00" WEST ONE HUDNRED SIXTY SEVEN AND NINE HUNDREDTHS (167.09) FEET ALONG THE WESTERLY LINE OF JACKSON STREET TO THE POINT OF BEGINNING. THE WESTERLY LINE OF JACKSON STREET**

IS ASSUMED TO BEAR SOUTH 27° 00' 00" WEST; ALSO EXCEPT PARCEL A PART OF LOT ONE (1) OF THE SOUTHWEST QUARTER (SW ¼) AND PART OF LOT ONE (1) OF THE SOUTHEAST QUARTER (SE ¼), ALL IN SECTION THIRTEEN (13), TOWNSHIP EIGHTY-SEVEN NORTH (T87N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF HOPKINTON, DELAWARE COUNTY, IOWA, ACCORDING TO THE PLAT RECORDED IN BOOK 1999, PAGE 3841; ALSO A THIRTY (30) FOOT WIDE ACCESS EASEMENT ACROSS SAID PARCEL A, THE CENTERLINE OF SAID EASEMENT BEING DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF A 0.49 ACRE PARCEL AS RECORDED IN BOOK 6 PLATS, PAGE 85, THENCE NORTH 63° 14' 10" WEST TWENTY FIVE (25) FEET ALONG THE SOUTH LINE OF SAID 0.49 ACRE PARCEL TO THE POINT OF BEGINNING, THENCE SOUTH 57° 58' 30" WEST FIFTY FIVE AND NINETEEN HUNDREDTHS (55.19) FEET ALONG THE CENTERLINE OF SAID THIRTY (30) FOOT WIDE EASEMENT, THENCE CONTINUING ALONG SAID CENTERLINE NORTH 89° 38' 13" WEST FIFTY FIVE AND THIRTY FOUR HUNDREDTHS (55.34) FEET, THENCE NORTH 76° 16' 16" WEST FORTY NINE AND SEVENTY EIGHT HUNDREDTHS (49.78) FEET ALONG SAID CENTERLINE, THENCE SOUTH 50° 41' 23" WEST THIRTEEN AND TWENTY FOUR HUNDREDTHS (13.24) FEET ALONG SAID CENTERLINE TO THE SOUTHERLY LINE OF SAID PARCEL A; ALSO A FORTY (40) FOOT WIDE ACCESS EASEMENT DESCRIBED AS BEGINNING AT THE SOUTHEASTERLY CORNER OF VACATED PACKSON STREET (FORMERLY JACKSON STREET), THENCE NORTH 27° 00' 00" EAST FORTY (40) FEET, THENCE NORTH 63° 26' 09" WEST FORTY (40) FEET, THENCE SOUTH 27° 00' 00" WEST SEVENTY SIX AND NINETY ONE HUNDREDTHS (76.91) FEET TO THE SOUTH LINE OF THE 0.49 ACRE PARCEL AS DESCRIBED IN BOOK 6 PLATS, PAGE 85, THENCE SOUTH 63° 14' 10" EAST FORTY (40) FEET TO THE SOUTHEASTERLY CORNER OF SAID 0.49 ACRE PARCEL, THENCE NORTH 27° 00' 00" EAST THIRTY SIX AND FIVE-TENTHS (36.5) FEET ALONG THE EAST LINE OF SAID 0.49 ACRE PARCEL TO THE POINT OF BEGINNING, FROM THE 9<sup>TH</sup> DAY OF MAY, 2005, AT 8:00 O'CLOCK A.M. TO THE 22<sup>ND</sup> DAY OF MAY, 2024, AT 8:00 O'CLOCK A.M.

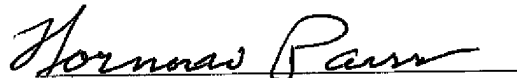
The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record in the office of the Recorder of Delaware County, Iowa

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.

Grantor does Hereby Covenant with grantee, and successors in interest, that grantor holds the real estate by title in fee simple; that he 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 grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. 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.

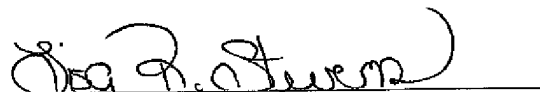
Dated: June 28<sup>TH</sup>, 2024.

  
NORMAN W. PARSONS, Grantor

STATE OF IOWA, COUNTY OF JONES

This record was acknowledged before me on June 28<sup>TH</sup>, 2024 by NORMAN W. PARSONS, a single individual.



  
Signature of Notary Public