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RECORDED
SIOUX COUNTY IOWA

2017 JAN 12 PM 3 42

FILE 2017 CARD 200

Quita K. Van Bruggen
A. VAN BRUGGEN RECORDER

STATE OF IOWA
Sioux County, ss:
Entered for taxation this 13th
day of Jan A.D., 2017
Sioux County Auditor Jm
Rec'd 1-13-2017 akb

Prepared by and return to: Wolff Whorley De Hoogh & Schreurs PLLC
PO Box 309, Sheldon, Iowa 51201-0309 Phone: [712] 324-4385 (Thomas J. Whorley)

Address Tax Statement: John C. Kooima, Trustee, 2620 310th Street, Rock Valley, IA 51247-7534

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, JOHN C. KOOIMA and HELEN KOOIMA, husband and wife, do hereby convey to JOHN C. KOOIMA, Trustee of the JOHN C. KOOIMA REVOCABLE TRUST dated December 19, 2016, in and to the following described real estate in Sioux County, Iowa:

The North 416 feet of the South 624.75 feet of the Southwest Quarter of the Southwest Quarter (SW $\frac{1}{4}$ SW $\frac{1}{4}$) lying North of the North line of U.S. Highway No. 18, in Section Twenty-two (22), Township Ninety-seven (97) North, Range Forty-six (46), West of the 5th P.M., Sioux County, Iowa, **EXCEPT** the East 280 feet of the West 530 feet of the North 200 feet of the South 408.75 feet thereof, **AND EXCEPT** the West 250 feet of the North 200 feet of the South 408.75 feet thereof; all subject to public highway;

AND

An undivided one-half interest in and to each of the following:

The SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 22, Township 97 North, Range 46 West of the 5th P.M., Sioux County, Iowa, lying North of the North line of U.S. Highway 18 **EXCEPT** the North 352 feet of the West 568 feet thereof; **AND EXCEPT** the South 624.75 feet of that part of the SW $\frac{1}{4}$ lying North of the North line of U.S. Highway 18; **AND EXCEPT** a tract described as commencing at the Southwest corner of Section 22, Township 97 North, Range 46; thence North on the Section Line 672.8 feet to the point of beginning; thence South 89°54'00" East 737.85 feet; thence North 295.2 feet; thence West 737.85 feet; thence South 295.2 feet to the point of beginning, subject to public highways;

AND

The SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 22, Township 97 North, Range 46 West of the 5th P.M., Sioux County, Iowa, lying North of the North line of U.S.

akb

Highway 18 **EXCEPT** the South 208.75 feet of that part of the SW¼ lying North of the North line of U.S. Highway 18;

AND

The East 75 feet of the South 208.75 feet of that part of the SE¼ SW¼ of Section 22, Township 97 North, Range 46 West of the 5th P.M., Sioux County, Iowa, lying North of the North line of U.S. Highway 18;

AND

Lot 1, Rock Ridge First Addition, in the Incorporated City of Rock Valley, Sioux County, Iowa, according to the recorded Plat thereof, **EXCEPT** that part thereof conveyed to the State of Iowa in warranty deed recorded April 11, 2011 in File 2011 at Card No. 1967 in the office of the Sioux County Recorder, Orange City, Iowa.

No declaration: This deed is exempt according to Iowa Code 428A.2(21).

Grantors do hereby covenant with grantee, 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: 1-6, 2017

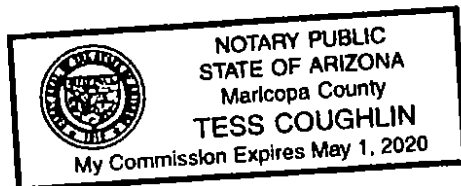
x *John C. Kooima*
John C. Kooima

x *Helen Kooima*
Helen Kooima

STATE OF ARIZONA, COUNTY OF PIMA, ss: Maricopa

This record was acknowledged before me on this 6th day of January, 2017, by John C. Kooima and Helen Kooima, husband and wife.

STAMP



Tess Coughlin
Signature of Notary Public
TESS COUGHLIN, Print Name
My commission expires: May 1st 2020

JCK