

Number: 20181603  
BK: 2018 PG: 1603  
Recorded: 12/31/2018 at 11:53:24.0 AM  
County Recording Fee: \$12.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$15.00  
Revenue Tax: \$0.00  
Jennifer McAllister Recorder  
Fremont County, Iowa

Prepared by:

This instrument prepared by: John P. Falvey, Esq., 535 W. Broadway #203, Council Bluffs, IA 51503

712-328-1017

SPACE ABOVE THIS LINE FOR RECORDER

Tax Statement Address: Mary Dinville, 3453 130<sup>th</sup> Street, Randolph, IA 51649

Return to:

## WARRANTY DEED

For the consideration of One and 00/100 Dollar(s) and other valuable consideration, Stephen R. Dinville and Mary Dinville, husband and wife as joint tenants, does hereby Convey to Dinville Bros II, Inc., an Iowa Corporation, the following described real estate in Fremont County, Iowa:

Parcel D of the SW ¼ SE ¼

A parcel of land located in part of the SW ¼ SE ¼ of Section 14, Township 70 North, Range 41 West of the 5<sup>th</sup> Principal Meridian, Fremont County, Iowa, said parcel being more fully described as follows: Commencing at the Southeast Corner of said Section 14; thence N 87°49'52" W along the South line of said Section 14 a distance of 1863.89 feet to the Point of Beginning; thence continue N 87°49'52" W along said South line a distance of 312.29 feet; thence N 02°03'15" E a distance of 143.39 feet; thence S 87°49'52" E a distance of 312.58 feet; thence S 02°10'08" W a distance of 143.39 feet to the Point of Beginning. Said parcel contains 1.03 acres, more or less, including presently established county road right of way (0.24 ac) and is subject to all easements of record. Note: The South line of said Section 14 is assumed to bear N 87°49'52" W for this description

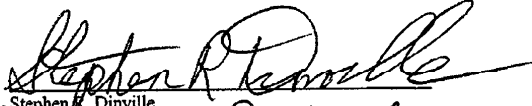

### EXEMPTION #21

This deed subject to easements, restrictions and covenants of record; and subsequent special assessments, if any.

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.

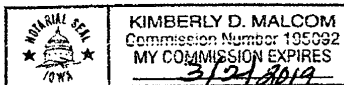
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to context.

Dated: December 20, 2018

  
Stephen R. Dinville  
  
Mary Dinville

STATE OF Iowa, COUNTY OF Fremont

This record was acknowledged before me on December 20, 2018  
by Stephen R. Dinville and Mary Dinville, husband and wife.



  
Kimberly D. Malcom  
Signature of Notarial Officer

My commission expires:

3-27-2019