



# WARRANTY DEED

**Know All Men by These Presents:** That Karen W. Weerts and her husband, E. Robert Weerts, and Sandra D. Weerts and her husband, James F. Weerts

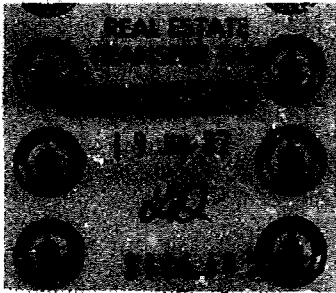
in consideration of the sum of one dollar and other valuable consideration in hand paid do hereby Convey unto Weerts/Hill and Fredericks, Inc.

Grantees Address: 1229 Brady Street, Davenport, Iowa 52803  
the following described real estate, situated in Scott County, Iowa, to-wit:

Legal description is attached hereto marked Exhibit A and by this reference hereby made a part hereof.

Subject to mortgage dated August 22, 1978, wherein Brenton First National Bank of Davenport, Iowa is mortgagee, and which mortgage Grantee herein hereby assumes and agrees to pay.

Subject also to unpaid special assessments in favor of City of Davenport, Iowa for sanitary sewer, which assessments Grantee herein hereby assumes and agrees to pay.



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FEE \$11.00 Paid  
RECORDED [Signature]  
SCOTT COUNTY, IOWA

Recording fee \$ 6.00  
Transfer fee \$ 5.00

And the grantors do **Hereby Covenant** with the said grantees, and successors in interest, that said grantors hold said real estate by title in fee simple; that they have good and lawful authority to sell and convey the same; that said premises are **Free and Clear of all Liens and Encumbrances** **Whoever** except as may be above stated; and said grantors Covenant to **Warrant and Defend** the said premises against the lawful claims of all persons whomsoever, except as may be above stated.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the described premises.

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.

Signed this 8 day of January, 1982

STATE OF IOWA,  
COUNTY OF Scott } ss.

On this 8 day of January, 1982 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Karen W. Weerts,  
E. Robert Weerts, Sandra D.  
Weerts and James F. Weerts

to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

**THOMAS A. LINDBURG** Notary Public in and for said County and State

[Signature: Karen W. Weerts]  
Karen W. Weerts  
[Signature: E. Robert Weerts]  
E. Robert Weerts  
[Signature: Sandra D. Weerts]  
Sandra D. Weerts  
[Signature: James F. Weerts]  
James F. Weerts

Address of all Grantors is:  
1229 Brady St., Davenport, Ia. 52803

## EXHIBIT "A"

Part of the South 1/2 of the Northwest Quarter of the Southeast Quarter of Section 18, in Township 78 North, Range 4 East of the 5th P.M. in the City of Davenport, Iowa, more particularly described as follows: Beginning at the Northwest corner of the Southeast Quarter of said section; thence running South along the West line of the Southeast Quarter of said section and along the center line of Jersey Ridge Road 744 feet to a point which is the point of beginning of the tract herein described; thence from said point of beginning running East parallel with the North line of the Southeast Quarter of said Section 320 feet; thence South parallel with the West line of the Southeast Quarter of said Section, 275 feet; thence West parallel with the North line of the tract herein described 320 feet to the center line of Jersey Ridge Road; and thence North along the center line of Jersey Ridge Road 275 feet to the point of beginning.

Subject to the rights of the public in and to Jersey Ridge Road. And subject to reservation of an easement for utility purposes including sewer, water, gas, electric and telephone line installation and maintenance over and under the northerly ten feet of the above described premises which easement is for the benefit of the present and future owners of the tract of land described in the deed from Ada C. Phelps and G. A. Phelps to Elaine M. Swartz dated June 29, 1950, and recorded in Book 185 Town Lot Deeds, page 399 records of Scott County, Iowa, Excepting however from this conveyance that portion of the above described premises which Grantor herein conveyed to the State of Iowa by deed dated July 27, 1963, which comprises 0.03 acres in the Southwest corner of the premises described above.

Subject to and together with easement for sewer purposes, grant of which easement is dated and filed September 4, 1941, in Book 152 of Town Lot Deeds, at page 38, records of the Office of the Recorder of Scott County, Iowa.