



Document 154317

Book 2015 Page 4317 Type 01 001 Pages 2

Date 11/06/2015 Time 3:54 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$181.60

Rev Stamp# 275 DOV# 275

VERONICA A RARDIN, COUNTY RECORDER
BOONE IOWA

Jim P. Robbins, Attorney

Return To: Flynn Real Estate 804 8th St., Boone, IA 50036

Preparer: Jim P. Robbins, 1001 W Mamie Eisenhower, Boone, IA 50036, (515) 432-7114

Taxpayer: Stephen & Cheryl Michalowski 1485 S Ave., Boone, IA 50036

WARRANTY DEED - JOINT TENANCY

For the consideration of one Dollar(s) and other valuable consideration, **Connie L. Miller**, a single person does hereby Convey **to Stephen Michalowski, Sr. and Cheryl Michalowski**, husband and wife as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Boone County, Iowa:

Parcel A in Southeast quarter (1/4) of Southeast quarter (1/4) of Section thirteen (13), Township eighty-three (83) North, Range twenty-six (26), West of the 5th P.M., Boone County Iowa, as shown on Plat of Survey recorded in Plat Book 35, Page 188, in the office of the Recorder of Boone County, Iowa.

Connie L. Miller, as the owner of the adjacent property, Parcel No. 088326134400003, reserves for herself, her heirs and successors in interest to said adjacent parcel an easement of ingress and egress along the east thirty (30) feet, starting at the South side of the existing driveway, of the subject property as shown in the survey noted above.

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.

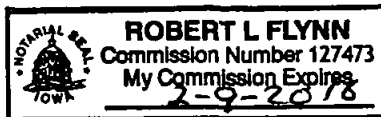
Dated: November 6, 2015

Connie L. Miller

Connie L. Miller (Grantor)

STATE OF IOWA, COUNTY OF Boone

This record was acknowledged before me this 6th day of November,
2015, by Connie L. Miller, as single person.



2-9-2016

Robert L Flynn

Signature of Notary Public

Dated This 3rd Day of November 2015

Philippe E. Meier
Auditor

BY Dale R. Eschliman
Deputy



Document 154262

Book 2015 Page 4262 Type 04 002 Pages 1

Date 11/03/2015 Time 10:12 AM

Rec Amt \$7.00 BK 36 PG 67

VERONICA A RARDIN, COUNTY RECORDER
BOONE IOWA

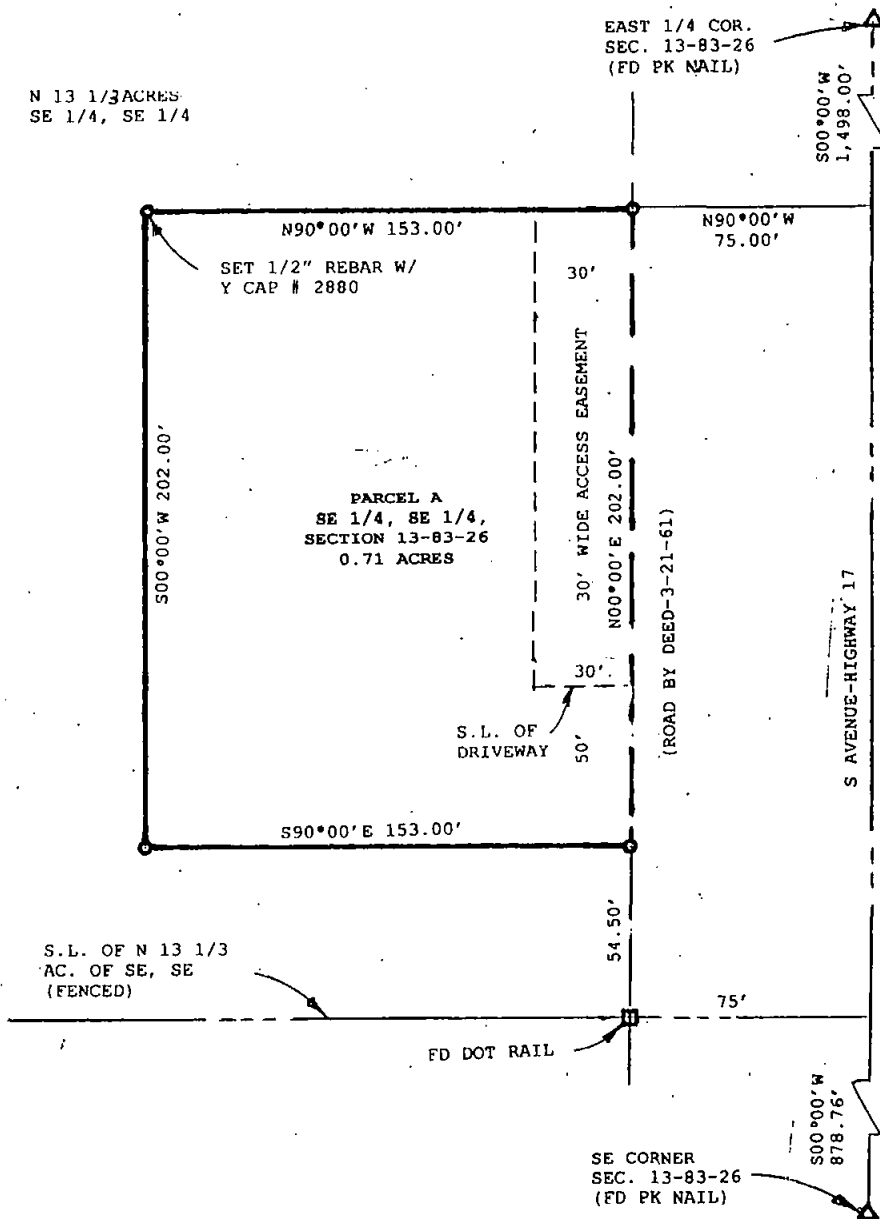
Space above this line for Recorder

PLAT OF SURVEY
BOONE COUNTY LAND DIVISION TYPE: PROPERTY SPLIT
PARCEL A OF SE 1/4 OF SE 1/4 OF SECTION 13, T83N, R26W

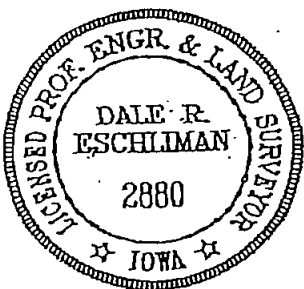
LEGAL DESCRIPTION:

Commencing at the East quarter corner of Section 13, T83N, R26W, thence S00°00'W 1,498.00 feet; thence N90°00'W 75.00 feet to the west R.O.W. line of S Avenue (Highway 17) and the Point of Beginning; thence continuing N90°00'W 153.00 feet; thence S00°00'W 202.00 feet; thence S90°00'E 153.00 feet; thence N00°00'E 202.00 feet to the Point of Beginning, containing 0.71 acres.

N 13 1/3 ACRES
SE 1/4, SE 1/4



THIS PLAT OF SURVEY WAS
PREPARED TO REPLACE THE
PLAT OF SURVEY FILED IN
BOOK 35, PAGE 188.



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Land Surveyor under the laws of the state of Iowa.

Signature

Date

Dale R. Eschliman, P.E. & L.S.

Lic. No. 2880

My license renewal date is December 31, 2015

Pages or sheets covered by this seal: This page only.

PREPARED BY:
ESCHLIMAN ENGINEERING, INC.
1132 Country Club Drive
Boone, Iowa 50036
Phone: 515-432-7323

REQUESTED BY: Connie Miller
PROPRIETOR: Connie Miller
PROJECT NO. 1507

BOOK 36 PAGE 67

Dated This 27th Day of April 2015

Philip E. Meier
Auditor

BY James M. Otten

Preparer: Dale R. Eschliman, 1132 Country Club Drive, Boone, IA - Phone: 515-432-7323

Document 151388

Book 2015 Page 1388 Type 04 002 Pages 1

Date 4/27/2015 Time 9:48 AM

Rec Amt \$7.00

BK 35 Pg 188

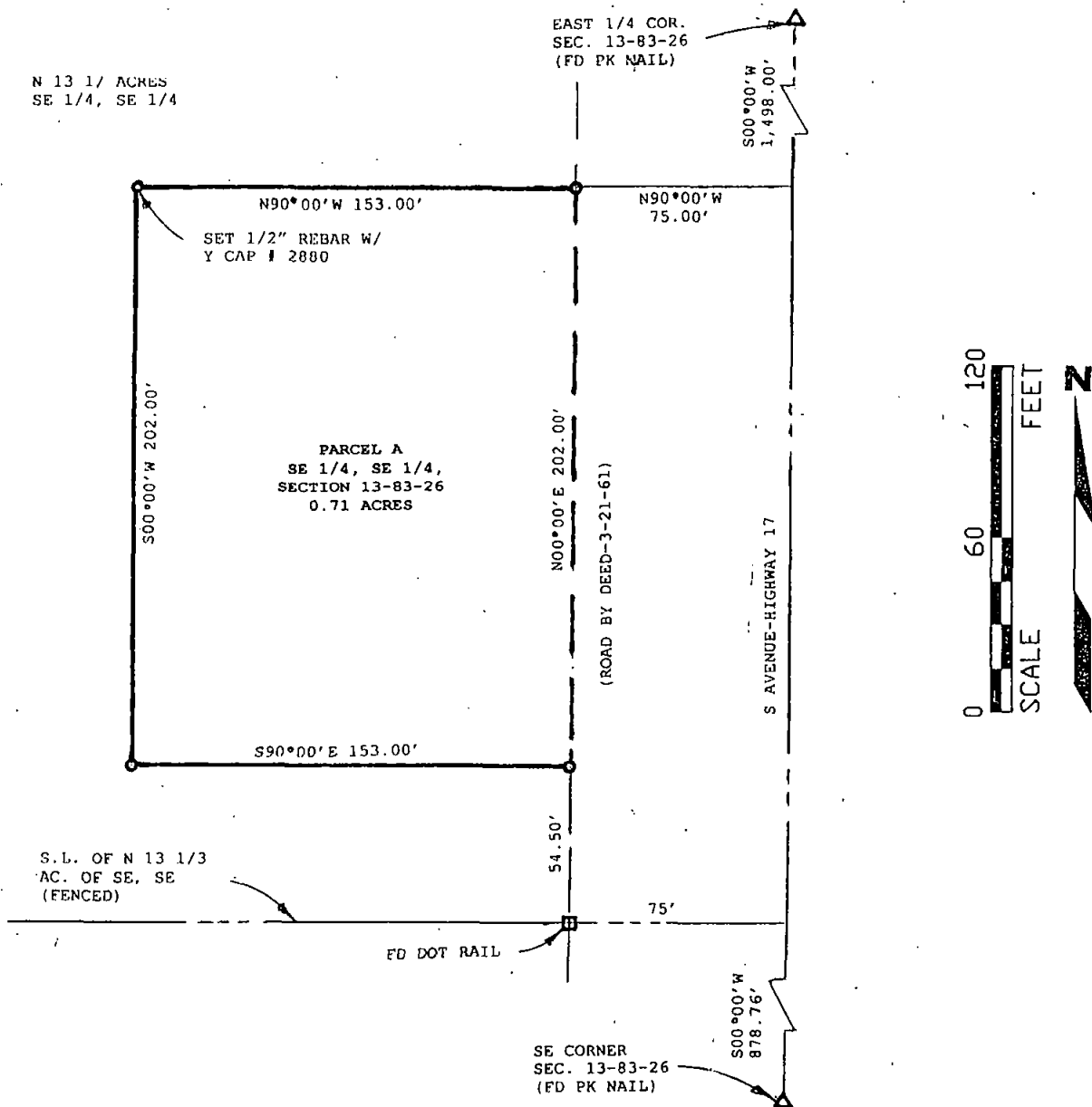
VERONICA A RARDIN, COUNTY RECORDER
BOONE IOWA

Space above this line for Recorder

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BOONE COUNTY LAND DIVISION TYPE: PROPERTY SPLIT
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	I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Land Surveyor under the laws of the state of Iowa.	
	Signature <u>Dale R. Eschliman</u>	Date <u>4-24-2015</u>
	Dale R. Eschliman, P.E. & L.S. Lic. No. 2880	
	My license renewal date is December 31, 2015	
	Pages or sheets covered by this seal: <u>This page only.</u>	

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ESCHLIMAN ENGINEERING, INC.
1132 Country Club Drive
Boone, Iowa 50036
Phone: 515-432-7323

REQUESTED BY: Connie Miller
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