

BK: 2020 PG: 86
Recorded: 1/2/2020 at 1:52:23.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$103.20
Chad C. Airhart Recorder
Dallas County, Iowa

Return To: McKee Auto Center, Inc., 400 1st Street, Perry, IA 50220
Taxpayer: McKee Auto Center, Inc., 400 1st Street, Perry, IA 50220
Preparer: DuWayne J. Dalen, 1401 Willis Ave, PO Box 487, Perry, Iowa 50220, Phone: (515) 465-4641

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **William A. Olson and Rhonda L. Olson**, a married couple do hereby Convey to **McKee Auto Center, Inc.** the following described real estate in Dallas County, Iowa:

A parcel of land located in the South Half of the Northwest Quarter (S1/2 NW1/4) of Section Fifteen (15), Township Eighty-one (81) North, Range Twenty-eight (28) West of the 5th P.M., Dallas County, Iowa, said parcel being more particularly described as follows:

Commencing at the Northwest (NW) corner of the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) of said Section 15, thence N 90°00' E 790.5 feet along the North line of said Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) to the Point of Beginning, thence continuing N 90°00' E 703.1 feet, along said North line and the North line of the Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4) of said Section 15; thence S 61°21 ½' W 38.0 feet; thence S 73°43 ½' W 147.6 feet; thence S 79°05 ½' W 383.0 feet; thence N 0°50 ½' W 84.8 feet; thence S 90°00' W 150.0 feet; thence N 0°50 ½' W 47.3 feet to a point on the North line of the SW1/4 NW1/4 of said Section 15, the Point of Beginning; said parcel contains 1.13 acres more or less. Direct access to Primary Road No. 141 is prohibited.

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.

**This deed is now given in full and complete satisfaction of a certain real estate contract dated November 20, 2019, and recorded on December 31, 2019 in Book 2019 Page 25314, office of the Dallas County Recorder **

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: 12-17-19.

William A. Olson
William A. Olson, Grantor

Rhonda L. Olson
Rhonda L. Olson, Grantor

STATE OF **IOWA**, COUNTY OF **DALLAS**

This record was acknowledged before me on December 17, 2019, by William A. Olson and Rhonda L. Olson, a married couple.

[Signature]
Signature of Notary Public

