THE IOWA STATE BAR ASSOCIATION
Official Form No. 103

William D. Werger ISBA # 8095

FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

Filed for taxation 30th day
April A.D. 2004
Sharon McCrabb, Auditor
By Ch. A. Becker, Deputy
88-212

REAL ESTATE TRANSFER
TAX PAID 31
STAMP #
$ 31.20
Deborah L. Peyton
RECORDER
4-29-04 28
DATE COUNTY

AUDITOR FEE $ 5.00
RECORDER FEE $ 11.00

DELAWARE COUNTY, IOWA
FILED
2004 APR 29 PM 4:13
BOOK 2004 PAGE 1446
DEBORAH L. PEYTON
DELAWARE CO. RECORDER

Preparer Information: William D. Werger, 401 East Main Street, Manchester, (563) 927-5920
Individual's Name | Street Address | City | Phone

(X) Address Tax Statement: Kenneth Wilgenbusch, 2547 Buffalo Creek Blvd., Winthrop, Iowa 50682

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED - JOINT TENANCY

For the consideration of 20,000.00 Dollar(s) and other valuable consideration,
Donald F. Hilby and Mary Ann Hilby, husband and wife

do hereby Convey to
Kenneth J. Wilgenbusch and Kathleen M. Wilgenbusch, husband and wife

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Delaware County, Iowa:

Parcel B in the Southeast ¼ of the Northeast ¼ of Section 28, Township 88 North, Range 6 West of the 5th Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2004, Page 1057.

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.

STATE OF IOWA ,
ss:
DELAWARE COUNTY,

On this 29th day of April, 2004, before me, the undersigned, a Notary Public in and for said State, personally appeared Donald F. Hilby and Mary Ann Hilby, husband and wife

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 J. Hanson
Notary Public

(This form of acknowledgment for individual grantor(s) only)

THOMAS J. HANSON
COMMISSION # 115040
MY COMMISSION EXPIRES
9/22/04

Dated: April 29, 2004

Donald F. Hilby (Grantor)

Mary Ann Hilby (Grantor)

(Grantor)

(Grantor)

© The Iowa State Bar Association 2003
IOWADOCS®