Entered for taxation 7 day
of January A.D., 2010
Carla Becker, Auditor
By Hargrafen, Deputy
Parcel # 300-28-00-012.00

87-207

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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

SAV (X)

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Official Form No. 101 - May 2006

Thomas J. Hanson

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

Return To: James W. Hill, 1551 210th Street, Manchester, Iowa 52057
Preparer: Thomas J. Hanson, 401 East Main Street, Manchester, IA 52057, (563) 927-5920
Taxpayer: James W. Hill, 1551 210th Street, Manchester, Iowa 52057

# WARRANTY DEED

For the consideration of $436,800.00 Dollar(s) and other valuable consideration, Keitha Henderson, a single person do hereby Convey to James W. Hill the following described real estate in Delaware County, Iowa:
Legal Description - Page 2

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: January 4, 2010

X Keitha Henderson
Keitha Henderson (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE
This instrument was acknowledged before me on January 4, 2010, by Keitha Henderson, a single person.

THOMAS J. HANSON
Commission Number 115040
My Commission Expires
September 22, 2010

Thomas J. Hanson, Notary Public

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

# Addendum

1. The North Half (N½) of the Southeast Quarter (SE¼) of Section Twenty Eight (28), Township Eighty Seven (87) North, Range Six (6), West of the Fifth P.M., containing 78 tillable acres.

   This deed is given in fulfillment of a recorded Real Estate Contract between the parties dated April 3, 2009 and filed April 6, 2009 in Book 2009, Page 1342 of the records of the Delaware County Recorder. Exemption 1 applies.