Tom Hanson

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of November A.D. 2010
Carla K Becker, Auditor
By D Hildebrand, Deputy
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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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Return To: David D. Timmer and Martha J. Timmer, 405 East Main Street, Manchester, Iowa 52057
Preparer: Steven E. Carr, 117 S. Franklin Street, PO Box 333, Manchester, IA 52057, (563) 927-4164
Taxpayer: David D. Timmer and Martha J. Timmer, 405 East Main Street, Manchester, Iowa 52057

WARRANTY DEED - JOINT TENANCY

For the consideration of $125,000.00 Dollar(s) and other valuable consideration, Robert J. Hildebrand and Wilma I. Hildebrand, husband and wife do hereby Convey to David D. Timmer and Martha J. Timmer, 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:

Lot 160, except the West 7 feet thereof, and Lot 161, Manchester, Iowa, according to Plat recorded in Book I, L.D., Page 284.

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 5, 2010

Robert J. Hildebrand (Grantor)

Wilma I. Hildebrand (Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This instrument was acknowledged before me on November 5, 2010, by Robert J. Hildebrand and Wilma I. Hildebrand, husband and wife.

Jennifer J. Finn, Notary Public

JENNIFER J. FINN
Commission Number 750069
My Comm. Exp. 11-26-13

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