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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

THE IOWA STATE BAR ASSOCIATION Official Form No. 103 - May 2006	Michael A. Bowman	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

Return To: Michael A. Bowman, 114 S. Cedar St., Monticello, IA 52310, (319) 465-5448
Preparer: Michael A. Bowman, 114 S. Cedar St., Monticello, IA 52310, (319) 465-5448
Taxpayer: Rosaline S. Heiburger, 602 Charles St., Delhi, IA 52223

WARRANTY DEED - JOINT TENANCY

For the consideration of One and no/100 ------- Dollar(s) and other valuable consideration, Rosaline S. Heiburger, not married a/k/a Rosaline V. Heiburger and a/k/a Rosaline Heiburger do hereby Convey to Rosaline S. Heiburger, Darla Henry and Diane Freeze as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in DELAWARE County, Iowa:
See attached EXHIBIT A for full legal description. (page 2)
Deed between parent and children without consideration 428.A.2(11).

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: 6-5-2013

Rosaline S. Heiburger (Grantor)
a/k/a Rosaline V. Heiburger
a/k/a Rosaline Heiburger

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE
This instrument was acknowledged before me on June 5, 2013, by Rosaline S. Heiburger a/k/a Rosaline V. Heiburger and a/k/a Rosaline Heiburger.

, Notary Public

MICHAEL A. BOWMAN
Commission Number 111019
My Commission Expires
6-14-14

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

EXHIBIT A

Lot Number Ten (10), Block Number Seven (7), Hobb's Addition to the Town of Delhi, Delaware County, Iowa

AND

The East 44 feet of Lot 9, Block Seven (7), Hobb's Addition to Delhi, Iowa; same being a part of the North East quarter of the South West quarter of Section Seventeen (17), Township Eighty Eight (88), North, Range Four (4), West of the Fifth Principal Meridian.