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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 25th day
of September AD 2015
Carol Becker Auditor
By R. Hilbrand Deputy

WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form #101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Moonen Law Office, PO Box 57, Epworth, IA 52045, Phone: (563) 876-3451

Taxpayer Information: (Name and complete address)
Hobbs Hickory Ridge, LLC, 2527 230th Avenue, Delhi, IA 52223

Return Document To: (Name and complete address)
Moonen Law Office, PO Box 57, Epworth, IA 52045

Grantors:
Jane E. Weatherwax
David Weatherwax
Benjamin D. Weatherwax

Grantees:
Hobbs Hickory Ridge, LLC

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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THE IOWA STATE BAR ASSOCIATION Official Form No. 101	Donald F. Moonen	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Jane E. Weatherwax and David Weatherwax, wife and husband and Benjamin D. Weatherwax, a single man do hereby Convey to Hobbs Hickory Ridge, LLC the following described real estate in Delaware County, Iowa:

Lot 1, Lot 2, Lot 3, Lot 4, Lot 5, Lot 9 and Lot A, each of Sands Woodland Addition (Woodland Addition is a subdivision of part of the NW 1/4 of the NW 1/4 and part of the NE 1/4 of the NW 1/4) of Section 20, T88N, R4W of the 5th P.M., Delaware County Iowa, according to the recorded plats thereof, subject to, and together with, easements of record, with non-exclusive ingress and egress over right-of-way known as Hickory Lane Per plat recorded in Bk 6 Plats Page 189

This deed is exempt according to Iowa Code 428A.2(15).

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: September 24, 2015

Jane E. Weatherwax (Grantor)

David Weatherwax (Grantor)

Benjamin D. Weatherwax (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE,

This record was acknowledged before me this 24 day of September, 2015, by Jane E. Weatherwax, David Weatherwax and Benjamin D. Weatherwax.

DONALD F. MOONEN
COMMISSION NUMBER 116122
MY COMMISSION EXPIRES
NOTARIAL SEAL IOWA
02-19-2016

Signature of Notary Public

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