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of January AD 2016
Carla K. Becker, Auditor
By T. Hildebrand Deputy

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
(CORPORATE GRANTOR)

THE IOWA STATE BAR ASSOCIATION
Official Form No. 104
Recorder's Cover Sheet

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

Taxpayer Information: (Name and complete address)
Benjamin D. Weatherwax, 2527 230th Ave, Delhi, IA 52223

Return Document To: (Name and complete address)
Donald F. Moonen, PO Box 57, Epworth, IA 52045

Grantors:
Hobbs Hickory Ridge, LLC

Grantees:
Benjamin D. Weatherwax
Kayla A. Weatherwax

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. 104	Donald F. Moonen	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

WARRANTY DEED
(CORPORATE GRANTOR)

For the consideration of Ten Dollar(s) and other valuable consideration, Hobbs Hickory Ridge, LLC

a corporation organized and existing under the laws of Iowa

does hereby Convey to Benjamin D. Weatherwax and Kayla A. Weatherwax, 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 2 of Hickory Ridge Addition in Delaware County, Iowa, according to the recorded plat ~~thereof, subject to easements of record~~ in Book 2016 Page 44.

This deed is exempt according to Iowa Code 428A.2(21).

** Lot 4, Comprised of Lot 1, Lot 2, Lot 3, Lot 5, Lot 9, and Lot A, all in Sands Woodland Addition in Section Twenty (20), Township Eighty-Eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa

The Corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: January 8, 2016

Hobbs Hickory Ridge, LLC
a(n) Iowa corporation

By Jane E. Weatherwax
Jane E. Weatherwax, Manager

By _____

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me this 8th day of January, 2016,
by Jane E. Weatherwax
as Manager
of Hobbs Hickory Ridge, LLC.

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

Signature of Notary Public

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