Entered for taxation 23rd day
of June AD 2016
Cinda A. Becker, Auditor
By D. Hildebrand Deputy

Recorded: 6/22/2016 at 1:52:25.0 PM
Fee Amount: $12.00
Revenue Tax: $103.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2016 PG: 1593
Rev Stamp# 207 DOV# 207

PREPARED FOR SKOGMAN REALTY BY: William P. Prowell, Shuttleworth & Ingersoll, P.L.C., P.O. Box 2107, Cedar Rapids, IA 52406-2107, Ph. (319) 365-9461
Return to: Skogman Realty/Escrow Services of Iowa, 411 1st Ave SE, Cedar Rapids, IA 52401

Address Tax Statement To: Kristine Baldwin, 1883 Honey Creek Rd, Manchester, IA 52057

WARRANTY DEED

For the consideration of one dollar ($1.00) and other valuable consideration, Robert Edward Heilmann, a single person, does hereby convey to Kristine Baldwin, a married person, the following described real estate in Delaware County, Iowa:

> That part of Lot L of Iowa Land Company's Subdivision of part of Manchester, Iowa, according to plat recorded in Book 4 L.D., Page 514, described as beginning at a point forty (40) feet South of the Northwest corner of said Lot L, thence South one hundred fifteen (115) feet, thence East fifty (50) feet, thence North one hundred fifteen (115) feet, thence West fifty (50) feet to place of beginning.

Subject, nevertheless, to easements, restrictions, covenants and conditions of record.

Grantor does hereby covenant with grantee, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor 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 grantor covenants 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.

STATE OF IOWA
ss:
Delaware COUNTY

Dated: June 22, 2016

Robert Edward Heilmann

This instrument was acknowledged before me this 22nd day of June, 2016, by Robert Edward Heilmann, a single person.

Linda A Bessey
Notary Public

LINDA A. BESSEY
Commission Number 116034
My Commission Expires
6-14-17