Entered for taxation 12th day
of January A D 2017
Cinda K. Fisher Auditor
By D. Hilkebrand Deputy

Recorded: 1/12/2017 at 3:09:39.0 PM
Fee Amount: $12.00
Revenue Tax: $89.60
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2017 PG: 151
REV Stamp #13 DOV #11

Return Document To: Community Savings Bank, 1211 12th Avenue SE, Dyersville, IA 52040
Preparer Information: Charles P. Augustine, 531 Commercial St., Ste 250, Waterloo, IA 50701, Phone: (319) 232-3304
Address Tax Statement: Timothy M. Benn, 21713 259th Street, Delhi, IA 52223
TSC#165469

WARRANTY DEED

For the consideration of **One and No/100-------- Dollar(s)** and other valuable consideration, **William C. Phillips, a single person,** do hereby Convey to **Timothy M. Benn,** the following described real estate in **Delaware County,** Iowa:

Lot 16 in the Subdivision of Camp-O-Delhi, Camp-O-Delhi, Inc., Delaware County, Iowa.

Subject to easements, restrictions, covenants, ordinances, and limited access provisions of record.

24-88.5

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: 1-6-17

Melissa W. Jorgenson,
as attorney in fact for William C. Phillips

STATE OF **IOWA**, COUNTY OF Dubuque ss:

This instrument was acknowledged before me on this 6th day of January, 2017, by Melissa W. Jorgenson, as attorney in fact for William C. Phillips, a single person.

LISA ANNE MAIERS
Commission Number 177511
My Commission Expires
1-19-19

Lisa Anne Maiers
Signature of Notary Public