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Carol Becker, Auditor
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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)
Jane E. Hanson, 401 East Main Street, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information: (name and complete address)
Daniel D. Quade & Ann M. Quade, 1015 NE 4th St., Fort Lauderdale, FL 33301

Return Document To: (name and complete address)
Daniel D. Quade & Ann M. Quade, 1015 NE 4th St., Fort Lauderdale, FL 33301

Grantors:
Lawrence G. Hills and
Joyce A. Hills

Grantees:
Daniel D. Quade and
Ann M. Quade

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of $310,000.00 Dollar(s) and other valuable consideration, Lawrence G. Hills and Joyce A. Hills, husband and wife do hereby Convey to Daniel D. Quade and Ann M. Quade, 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 Five (5) of Stone's First Addition to Delaware County, Iowa, a subdivision of parts of the Southeast Quarter (SE 1/4) of Northwest Quarter (NW 1/4) and Southwest Quarter (SW 1/4) of Northwest Quarter (NW 1/4) of Section Twenty Five (25), Township Eighty Eight (88) North, Range Five (5), West of the 5th P.M., according to the plat thereof recorded in Plat Record 2, Page 90, in Office of Recorder of Delaware County, Iowa; together with use of roadway from the public highway to said subdivision, and the use of the roadway as traveled or marked in Lots 27 and 28 of said subdivision, for ingress and egress to said Lot 5, all in common with others rightfully using the same.

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: 3/1/2017

Lawrence G. Hills (Grantor)

Joyce A. Hills (Grantor)

STATE OF **IOWA**, COUNTY OF **DELAWARE**

This record was acknowledged before me on March 1, 2017, by Lawrence G. Hills and Joyce A. Hills, husband and wife.

Signature of Notary Public

JANE E HANSON
Commission Number 791553
My Commission Expires
August 12, 2018