Env American Trust
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Book 2017 Page 2623

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 21st day
of September AD 2017
Carol K. Bader, Auditor
By P. Hildebrand Deputy

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)
Cynthia Hanna Castelletti, 316 2nd St SE, Ste 124, Cedar Rapids, IA 52401, (319) 362-2137

Taxpayer Information: (name and complete address)
Robert Hingtgen and Jean Hingtgen
16741 Cordillera Dr. Peosta, IA 52068

Return Document To: (name and complete address)
Robert Hingtgen and Jean Hingtgen
16741 Cordillera Dr. Peosta, IA 52068

Grantors:
Dixie B. Holt a/k/a Dixie Holt

Grantees:
Robert Hingtgen and Jean Hingtgen

Legal Description:

Lot Fifty Four (54) of "Clair-View Acres at Delhi, Iowa" in Sections Twenty Three (23) and Twenty Six (26), Milo Township, Delaware County, Iowa according to plat thereof recorded in Book 2 Plats, Page 200; same being a part of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section Twenty Six (26), Township Eighty Eight (88) North, Range Five (5), West of the Fifth Principal Meridian, also all lake frontage running to the middle of the Maquoketa River bed with regard to said Lot Fifty Four (54)

WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration, Dixie B. Holt a/k/a Dixie Holt, a single person, does hereby convey to Robert Hingtgen and Jean Hingtgen, 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 Fifty Four (54) of "Clair-View Acres at Delhi, Iowa" in Sections Twenty Three (23) and Twenty Six (26), Milo Township, Delaware County, Iowa according to plat thereof recorded in Book 2 Plats, Page 200; same being a part of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section Twenty Six (26), Township Eighty Eight (88) North, Range Five (5), West of the Fifth Principal Meridian, also all lake frontage running to the middle of the Maquoketa River bed with regard to said Lot Fifty Four (54)
>
> Subject, nevertheless, to all restrictions, easements, covenants and conditions of record.

Grantor does Hereby Covenant with grantees, 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. The undersigned hereby relinquish 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: Sept 19-2017

Stanley J. Holt P.O.A

Dixie B. Holt a/k/a Dixie Holt by her
Agent Stan Holt

STATE OF IOWA, COUNTY OF DELAWARE

On this 19 day of SEPTEMBER, 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared Stan Holt, to me known to be the person who executed the foregoing instrument in behalf of Dixie B. Holt a/k/a Dixie Holt and acknowledged that said person executed the same as the voluntary act and deed of said Dixie B. Holt a/k/a Dixie Holt.

EVAN R. HUGHES
Commission Number 767121
My Commission Expires
4-14-20

Evan R. Hughes

Notary Public – State of Iowa