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Entered for taxation 30th day of May AD 2018
Carla K. Bader Auditor
By R. Hickebrand Deputy

Book 2018 Page 1457

Document 2018 1457 Type 03 001 Pages 2
Date 5/29/2018 Time 11:23:56AM
Rec Amt $22.00* Aud Amt $5.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PREPARER: Nick Strittmatter 123 East First Street PO Box 229 Monticello,IA 52310 Ph 319-465-3531
TAX INFO: Donald E. Brown, 7211 Comer Road, Farley, IA 52046
RETURN TO: Cheryl Dirks, HCH Real Estate, 408 East Oak Street, Monticello, Iowa 52310

WARRANTY DEED

For the consideration of one dollar ($1.00) and other valuable consideration, MICHAEL A. WILCOX and RACHEAL WILCOX, husband and wife; ROBERT T. WILCOX, a single person; and LEEANN MANSON and PETER MANSON, wife and husband, do hereby convey to DONALD E. BROWN, Jr. a single person the following described real estate in Delaware County, Iowa:

See attached Exhibit A.

(Consideration for this Deed is less than $500.00 and therefore no Revenue Stamps, Groundwater Hazard Statement, or Declaration of Value is required.)

Grantors do hereby covenant with grantee, and successors-in-interest, that grantors hold the real estate by title in fee simple; that grantors 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: May 15, 2018.

Michael A. Wilcox
MICHAEL A. WILCOX (Grantor)

Racheal Wilcox
RACHEAL WILCOX (Grantor)

Robert T. Wilcox
ROBERT T. WILCOX (Grantor)

Leeann Manson
LEEANN MANSON (Grantor)

Peter W. Manson
PETER MANSON (Grantor)

STATE OF IOWA, COUNTY OF Jones, §

On this 22 day of May, 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared Robert R. Wilcox, a single person, and LeeAnn Manson and Peter Manson, wife and husband, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Cheryl Dirks
Notary Public

CHERYL DIRKS
Notarial Seal - Iowa
Commission # 176941
My Commission Expires 11-15-18

STATE OF MINNESOTA, COUNTY OF Carver, §

On this 15th day of May, 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared Michael A. Wilcox and Racheal Wilcox, husband and wife, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Jeremy Hecksel
Notary Public

JEREMY HECKSEL
NOTARY PUBLIC - MINNESOTA
MY COMMISSION EXPIRES 01/31/23

EXHIBIT A
LEGAL DESCRIPTION

Lot Twenty Two (22) of Jackson's Addition to Hopkinton, Iowa, according to plat recorded in Book 15 L.D., Page 415, except the West one hundred ten (110) feet of said Lot Twenty Two (22). AND The West 50 feet of Lot 21 of Jackson's Addition to Hopkinton, Iowa, according to plat recorded in Book 15 L.D., Page 415.