Tom Hanson

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Date 1/02/2020 Time 10:45:21AM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $119.20
Rev Stamp# 1 DOV# 1

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:
Thomas J. Hanson, Hanson Law Office, 401 E Main St, Manchester, Iowa 52057
Phone: (563) 927-5920

Taxpayer Information:
James M. Rochford, 103 N Washington Street, Edgewood, IA 52042

Return Document To:
James M. Rochford, 103 N Washington Street, Edgewood, IA 52042

Grantors:
Larry R. Hillers and
Suzanne R. Hillers

Grantees:
James M. Rochford

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of $75,000.00 Dollar(s) and other valuable consideration, Larry R. Hillers and Suzanne R. Hillers, husband and wife do hereby Convey to James M. Rochford the following described real estate in Delaware County, Iowa:

The East forty five (45.0) feet of Lot One (1), except the South twenty eight (28.0) feet thereof, Block Nine (9), Delhi, Iowa, according to plat recorded in Book A, L.D., Pages 128-129.

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: January 2, 2020.

Larry R. Hillers, Grantor

Suzanne R. Hillers, Grantor

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

This record was acknowledged before me on January 2, 2020, by Larry R. Hillers and Suzanne R. Hillers, husband and wife.

Signature of Notary Public

THOMAS J. HANSON
Commission Number 115040
My Commission Expires
September 22, 2022

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