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2020 117 Type 03 001 Pages 2
Date 1/14/2020 Time 9:45:50AM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $119.20
Rev Stamp# 24 DOV# 23

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 W. Hill, 1551 210th Street, PO Box 100, Manchester, IA 52057

Return Document To:
James W. Hill, 1551 210th Street, PO Box 100, Manchester, IA 52057

Grantors:
Lorraine F. Boffeli

Grantees:
James W. Hill

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, Lorraine F. Boffeli, a single person does hereby Convey to James W. Hill the following described real estate in Delaware County, Iowa:

That part of Lot Three (3) of the Subdivision of Lot Eleven (11) of the Subdivision of the Southwest Quarter (SW¼) and the South one-half (S½) of the Northwest Quarter (NW¼) of Section Twenty Eight (28), Township Eighty Nine (89) North, Range Five (5), West of the Fifth Principal Meridian, according to plat recorded in Book A Plats, Page 47, described as commencing at the Southwest corner of said Lot Three (3), running thence East seventy five (75) feet, thence North one hundred forty five (145) feet, thence West seventy five (75) feet, thence South one hundred forty five (145) feet to the place of beginning.

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: OCTOBER 16 ,2019.

Lorraine F. Boffeli

Lorraine F. Boffeli , Grantor

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

This record was acknowledged before me on OCTOBER 16, 2019, by Lorraine F. Boffeli, a single person.

Marvin W. Waterhouse

Signature of Notary Public

MARVIN W WATERHOUSE
Notarial Seal - Iowa
Commission # 406864
My Commission Expires 5-12-21

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