Book 2020 Page 767

Document 2020 767 Type 03 001 Pages 2
Date 3/20/2020 Time 3:00:08PM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $.80
Rev Stamp# 115 DOV# 108

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Steven E. Carr, 117 S Franklin Street, PO Box 333, Manchester, Iowa 52057
Phone: (563) 927-4164

Taxpayer Information: (Name and complete address)
Rachel B. York, 16299 189th Street, Manchester, Iowa 52057

Return Document To: (Name and complete address)
Rachel B. York, 16299 189th Street, Manchester, Iowa 52057

Grantors:
Ricky J. Hilby
Roni L. Hilby

Grantees:
Rachel B. York

Legal description: See Page 2

Document or instrument number of previously recorded documents:

© The Iowa State Bar Association 2019
IOWADOCS®

WARRANTY DEED

For the consideration of $1,000.00 Dollar(s) and other valuable consideration, Ricky J. Hilby and Roni L. Hilby, husband and wife do hereby Convey to Rachel B. York the following described real estate in Delaware County, Iowa: PARCEL 2020-07 IN THE SE¼ OF THE SW¼ OF SECTION 35-T89N-R6W DELAWARE COUNTY, IOWA ACCORDING TO PLAT RECORDED IN BOOK 2020, PAGE 374.

Sellers warrant title as stated below to only that portion of the real estate to which they hold title (a strip along the southern boundary approximately 15 feet in width). Sellers quit claim title to the reaminder of the real estate.

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 on February 18, 2020.

Ricky J. Hilby (Grantor)

Roni L. Hilby (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on February 18, 2020, by Ricky J. Hilby and Roni L. Hilby.

STEVEN E CARR
Commission Number 713328
My Commission Expires
October 30, 2022

Signature of Notary Public

© The Iowa State Bar Association 2019
IowaDocs®