Recorded: 5/1/2020 at 12:59:02.0 PM
County Recording Fee: $12.00
Iowa E-Filing Fee: $3.00
Combined Fee: $15.00
Revenue Tax: $68.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2020 PG: 1293

WARRANTY DEED

Return to: Jeffrey P. Taylor, 401 Old Marion Road NE, P. O. Box 10020, Cedar Rapids, Iowa 52410-0020
Taxpayer: HRB Properties, LLC, 301 Third Street, Delaware, IA 52036
Preparer: Jeffrey P. Taylor, 401 Old Marion Road NE, P. O. Box 10020, Cedar Rapids, Iowa 52410-0020, Phone: (319) 395-7400

For the consideration of One Dollar(s) and other valuable consideration, Sheryl L. Schnittjer, a single person do hereby Convey to HRB Properties, LLC the following described real estate in Delaware County, Iowa: The North one-half (N½) of Lot 12 and the North one-half (N½) of the East one-half (E½) of Lot Eleven (11), Block Fifteen (15), City of Delhi, Iowa, according to plat recorded in Book A, L.D., Pages 128-129. Subject to easements, covenants, conditions and restrictions of record. This deed also includes a conveyance of the mobile home located on the premises (Title No. 29AA07263; VIN No. 4741).

This Deed is given in fulfillment of the Real Estate Contract recorded in the Office of the Delaware County Recorder, Book 2017, Page 2869.

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 April 10, 2020

Sheryl L Schnittjer
Sheryl L. Schnittjer (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on April 10, 2020, by Sheryl L. Schnittjer, a single person.

LAURIE A KRAMER
Commission Number 758175
My Commission Expires
May 25, 2020

Signature of Notary Public

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