Recorded: 5/1/2020 at 12:59:03.0 PM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $78.40
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2020 PG: 1294

WARRANTY DEED

(CORPORATE/BUSINESS ENTITY GRANTOR)
THE IOWA STATE BAR ASSOCIATION
Official Form No. 335
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)
Linda R. Girot, 303 3rd Street, Dehi, Iowa 52223

Return Document To: (Name and complete address)
Linda R. Girot, 303 3rd Street, Dehi, Iowa 52223

Grantors:
HRB Properties, L.L.C.

Grantees:
Linda R. Girot

Legal description:

Document or instrument number of previously recorded documents:

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WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of forty nine thousand five hundred and 00/100 ($49,500.00) Dollar(s) and other valuable consideration, HRB Properties, L.L.C., a(n) limited liability company organized and existing under the laws of Iowa does hereby Convey to Linda R. Girot

the following described real estate in Delaware County, Iowa:

The North one-half (N½) of Lot Twelve (12) and the North one-half (N½) of the East one-half (E½) of Lot Eleven (11), Block Fifteen (15), Delbi, Iowa, according to plat recorded in Book A, L.D., Pages 128-129

This deed also includes a conveyance of the mobile home located on the premises (Title No. 29AA07263: VIN No. 4741).

The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated on April 25, 2020.

HRB Properties, L.L.C., a(n) limited liability company

By _____ By _____
Harlan Bond, Member

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on April 25, 2020, by Harlan Bond as Member of HRB Properties, L.L.C.

BRIAN L GAVIN
NOTARIAL SEAL
COMMISSION NUMBER 818027
MY COMMISSION EXPIRES
10/03/2021
IOWA

_____
Signature of Notary Public

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