Recorded: 11/24/2020 at 12:56:47.0 PM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $404.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2020 PG: 4340

WARRANTY DEED - JOINT TENANCY

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Joseph P. Kane, Kane, Norby & Reddick, PC, 2100 Asbury Road, Suite 2, Dubuque, IA 52001
563/582-7980

Taxpayer Information: (Name and complete address)
Kaes C. DeGroot and Abby P. DeGroot, 813 7th Ave. NE, Oelwein, IA 50662

Return Document To: (Name and complete address)
Kaes C. DeGroot and Abby P. DeGroot, 813 7th Ave. NE, Oelwein, IA 50662

Grantors:
Chad M. Hillers
Jessica M. Hillers

RECORDED BY
SECURITY FIRST TITLE CO.
PH. # (815) 235-2300
FAX # (815) 235-9055
20-5193FA

Grantees:
Kaes C. DeGroot
Abby P. DeGroot

Legal description: See Page 2
Document or instrument number of previously recorded documents:

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WARRANTY DEED
JOINT TENANCY

For the consideration of Ten ($10.00) Dollar(s) and other valuable consideration, Chad M. Hillers and Jessica M. Hillers, husband and wife, do hereby Convey to Kaes C. DeGroot and Abby P. DeGroot, husband and wife, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Delaware County, Iowa:

Parcel Y in the NE¼ - NE¼ Section 20 - T88N - R4W City of Delhi, Delaware County, Iowa, according to plat recorded in Book 2009, Page 3867, subject to easements and restrictions of record,

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 November 20, 2020

Chad M Hillers
Chad M. Hillers (Grantor)

Jessica M Hillers
Jessica M. Hillers (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Dubuque

This record was acknowledged before me on November 20, 2020, by Chad M. Hillers and Jessica M. Hillers, husband and wife.

Signature of Notary Public

JOSEPH P. KANE
Commission Number 746599
My Commission Expires
4-25-22

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