Recorded: 12/16/2022 at 3:26:19.0 PM
County Recording Fee: $12.00
Iowa E-Filing Fee: $3.00
Combined Fee: $15.00
Revenue Tax: $319.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 3673

Preparer Information: Scott M. O'Shea, O'Shea & O'Shea, PC, 1007 Longfellow Drive, Hiawatha, IA 52233, (319) 362-3640
Return Document/Address Tax Statement: Dustin Wall, 12 Prospect Street, Earlville, IA 52041

WARRANTY DEED

For the consideration of One Dollar(s), and other valuable consideration, Ricky R. Hillebrand and Lynne Hillebrand, a married couple, do hereby convey to Dustin Wall, a single person, the following described real estate in **Delaware County**, Iowa:

Lots Seven (7) and Eight (8), Block Seventeen (17), Pitkin's Addition to Nottingham, now Earlville, Iowa, according to plat recorded in Book I L.D., Page 456-457.

The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

Grantors do hereby covenant with grantee, and successors in interest, that grantors hold the real estate by title in fee simple; that grantors 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. Marie A. Hillebrand signs solely to relinquish any and all interest Marie A. Hillebrand may have in the real estate, including any and 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: 12/16, 2022.

Ricky R. Hillebrand

Ricky R. Hillebrand

Lynne Hillebrand

Lynne Hillebrand

STATE OF IOWA COUNTY OF Linn) ss:

This record was acknowledged before me this 16th day of December, 2022, by Ricky R. Hillebrand and Lynne Hillebrand, a married couple.

NOTARIAL SEAL IOWA
JEREMY J JOHANNES
Commission Number 772729
My Commission Expires
April 26, 2024

Notary Public in and for State of Iowa