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Document 2025 3165 Type 03 001 Pages 2
Date 11/21/2025 Time 12:56:30PM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $1,829.60

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
Recorder's Cover Sheet

Preparer Information: Guy P Booth, 425 2nd St SE, Suite 1010, Cedar Rapids, IA 52401, Tel: (319) 366-7795

Taxpayer Information: Ryan Joseph Hilby, 1276 255th St., Manchester, IA 52057

Return Document To: Ryan Joseph Hilby, 1276 255th St., Manchester, IA 52057

Grantors: A.P. McCloud Family LTD, a Texas Limited Partnership

Grantees: Ryan Joseph Hilby

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of One Dollar(s) and other valuable consideration, A.P. McCloud Family LTD, a Texas Limited Partnership, organized and existing under the laws of Texas, does hereby Convey to Ryan Joseph Hilby, the following described real estate in Delaware County, Iowa:

The South one-half (S 1/2) of the Northwest Quarter (NW 1/4) of Section Eleven (11), Township Eighty Seven (87) North, Range Six (6), West of the Fifth P.M.

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.

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: Oct. 18, 2025

A.P. McCloud Family LTD, a Texas Limited Partnership, a Texas limited partnership

By Elmer Richardson
Elmer J. Richardson, Manager

STATE OF ILLINOIS, COUNTY OF COOK

This record was acknowledged before me on OCTOBER 18th, 2025, by Elmer J. Richardson, as Manager, of A.P. McCloud Family LTD, a Texas Limited Partnership a limited partnership.

OFFICIAL SEAL
SHEBII SHANE SOLANKI
Notary Public, State of Illinois
Commission No. 999823
My Commission Expires
November 12, 2028

Signature of Notary Public

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