

Recorded: 2/27/2015 at 12:40:10.0 PM  
Fee Amount: \$17.00  
Revenue Tax: \$225.60  
Delaware County, Iowa  
DEBORAH PEYTON, RECORDER  
BK: 2015 PG: 477  
REV #64 DOV #61

Entered for taxation 27<sup>th</sup> day  
of February A D 2015  
Carolyn Baker Auditor  
By B. Hillebrand Deputy



**WARRANTY DEED**  
**(Joint Tenancy)**  
THE IOWA STATE BAR ASSOCIATION  
Official Form #103  
**Recorder's Cover Sheet**

**Preparer Information: (Name, address and phone number)**

Mary Lou Tracey, 105 N. Franklin St., P.O. Box 279, Manchester, IA 52057, Phone: (563) 927-4925

**Taxpayer Information: (Name and complete address)**

Brian J. Hillebrand and Abby J. Twomey, 715 Anderson Street, Manchester, Iowa 52057

**Return Document To: (Name and complete address)**

Brian J. Hillebrand and Abby J. Twomey, 715 Anderson Street, Manchester, Iowa 52057

**Grantors:**

Brad T. Lott  
Tiffany A. Lott

**Grantees:**

Brian J. Hillebrand  
Abby J. Twomey

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



## WARRANTY DEED - JOINT TENANCY

For the consideration of 141,500.00 Dollar(s) and other valuable consideration,  
Brad T. Lott and Tiffany A. Lott, husband and wife,  
Brian J. Hillebrand, a single person and Abby J. Twomey, a single person,  
do hereby Convey to \_\_\_\_\_ as

Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Delaware County, Iowa:

That part of Lot Five (5) of the Subdivision of the Southwest Quarter (SW $\frac{1}{4}$ ) and the South one-half (S $\frac{1}{2}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) of Section Twenty Eight (28), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., according to plat recorded in Book A Plats, Page 4, described as commencing at a point on the East line of Anderson Street (formerly East Street) that is nine (9) chains and twenty one (21) links North from the South line of the Northeast Quarter (NE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of said Section Twenty Eight (28), and running thence East two hundred thirty two and one-half (232 $\frac{1}{2}$ ) feet, thence North to a point ninety (90.0) feet South of the South line of Prospect Street, thence West two hundred thirty two and one-half (232 $\frac{1}{2}$ ) feet, to the East line of Anderson Street, thence South to the point of beginning.

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: February 25, 2015

Brad T. Lott

Brad T. Lott

(Grantor)

Tiffany A. Lott

Tiffany A. Lott

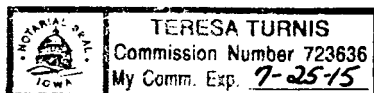
(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me this 26 day of February, 2015, by  
Brad T. Lott and Tiffany A. Lott, husband and wife,



Teresa Turnis  
Signature of Notary Public