

Recorded: 5/9/2019 at 1:36:35.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$287.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2019 PG: 1025



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)

Vyron C. Nelson and Roberta A. Nelson, 10259 Cypress Drive, Peosta, Iowa 52036

Return Document To: (Name and complete address)

Vyron C. Nelson and Roberta A. Nelson, 10259 Cypress Drive, Peosta, Iowa 52036

Grantors:

HRB Properties, LLC

Grantees:

Vyron C. Nelson and Roberta A. Nelson

Legal description:

Document or instrument number of previously recorded documents:



WARRANTY DEED (CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of \$180,000.00 Dollar(s) and other valuable consideration, HRB Properties, LLC, a(n) limited liability company organized and existing under the laws of Iowa does hereby Convey to Vyron C. Nelson and Roberta A. Nelson, 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: Lot One (1), Block Eight (8), Delhi, Iowa, according to plat recorded in Book A L.D., Pages 128-129,

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.

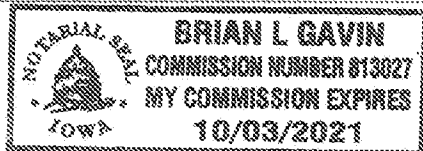
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated on MAY 8, 2019

HRB Properties, LLC, a(n) limited liability company

By Harlan Bond, Member By Harlan Bond, Member

STATE OF IOWA, COUNTY OF DELAWARE
This record was acknowledged before me on MAY 8, 2019, by Harlan Bond
as Member
of HRB Properties, LLC



Brian L. Gavin
Signature of Notary Public