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2019 1042 Type 03 001 Pages 2
Date 5/10/2019 Time 3:53:02PM
Rec Amt \$12.00 Aud Amt \$5.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
Recorder's Cover Sheet

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

Thomas J. Hanson, Hanson Law Office, 401 E Main St, Manchester, Iowa 52057
Phone: (563) 927-5920

Taxpayer Information: (name and complete address)

Mother Thrice Admirable, LLC, c/o Gabriel C. Anderson, PO Box 42, Delhi, IA 52223

Return Document To: (name and complete address)

Thomas J. Hanson, Hanson Law Office, 401 E Main St, Manchester, Iowa 52057

Grantors:

Gabriel C. Anderson

Grantees:

Mother Thrice Admirable, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of \$1.00 Dollar(s) and other valuable consideration, Gabriel C. Anderson, a single person does hereby Convey to Mother Thrice Admirable, LLC the following described real estate in Delaware County, Iowa:

Parcel A- Part of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE¼) and Part of the Southeast Quarter (SE¼) Of The Southeast Quarter (SE¼) of Section Nine (9), Township Eighty-Seven (87) North, Range Four West (R4W) Of The Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 6 Plats, Page 171.

This deed is exempt according to Iowa Code 428A.2(15).

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.

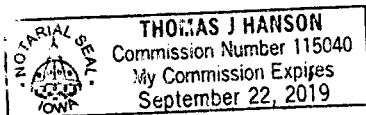
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: May 9, 2019.

Gabriel C. Anderson
Gabriel C. Anderson (Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on May 9, 2019, by Gabriel C. Anderson, a single person.



[Signature]
Signature of Notary Public