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Date 5/28/2019 Time 1:53:50PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$453.60

Rev Stamp# 175 DOV# 185

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)

Hillside Partners, LLC 2053 Victor Avenue, Winthrop, IA 50682

Return Document To: (name and complete address)

Hillside Partners, LLC 2053 Victor Avenue, Winthrop, IA 50682

Grantors:

Linda M. Kirby

Grantees:

Hillside Partners, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of \$284,000.00 Dollar(s) and other valuable consideration, Linda M. Kirby, a single person does hereby Convey to Hillside Partners, LLC, an Iowa Limited Liability Company the following described real estate in Delaware County, Iowa:

Parcel 2019-31; in the Southeast Quarter of the Southeast Quarter Section 31,
Township 90 North, Range 6 West of the 5th P.M., Delaware County, Iowa,
according to plat recorded in Book 2019, Page 921.

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 28, 2019.

Linda M Kirby
Linda M. Kirby (Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on May 28, 2019, by Linda M. Kirby, a single person.

[Signature]
Signature of Notary Public

