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2019 1601 Type 03 001 Pages 2
Date 6/25/2019 Time 10:35:04AM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$47.20
Rev Stamp# 229 DOV# 242

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA



WARRANTY DEED

Return to: Thomas A. Brady, 3966 Boxelder Drive, Loveland, CO 80538

Taxpayer: Thomas A. Brady, 3966 Boxelder Drive, Loveland, CO 80538

Preparer: John C. Compton, P.C., 116½ W. Mission Street, PO Box 8 Strawberry Point, Iowa 52076, Phone: (563) 933-4334

For the consideration of ---One & no/100--- Dollar(s) and other valuable consideration, Goldie Hilsenbeck, single

Thomas A. Brady do hereby Convey to

Delaware County, Iowa: See 1 in Addendum the following described real estate in

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 on 6-19-2019

X Goldie Hilsenbeck
Goldie Hilsenbeck (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF CLAXTON

This record was acknowledged before me on June 19, 2019, by Goldie Hilsenbeck, single



JOHN C COMPTON
Commission Number 129361
My Commission Expires
8-31-2019

John C. Compton
Signature of Notary Public

Addendum

1. Lot Eight (8) of the Subdivision of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of Section Twenty Nine (29), Township Ninety (90) North, Range Four (4), West of the Fifth P.M., according to plat recorded in Book 1 Plats, Page 126, except that part described as beginning at the Southeast corner of said Lot Eight (8), thence North five hundred fifty eight and twenty seven hundredths (558.27) feet along the East line of said Lot Eight (8), thence North 88° 26' 30" West one hundred forty eight and fifty five hundredths (148.55) feet, thence South thirteen and seventy seven hundredths (13.77) feet along the line of Lots Seven (7) and Eight (8) of said Subdivision, thence South 87° 16' 50" West two hundred eighty seven and seventy five hundredths (287.75) feet along the South lot line of Lots Five (5), Six (6) and Seven (7) of said Subdivision, thence South 0° 45' 10" East five hundred thirty one and sixty five hundredths (531.65) feet along the West line of said Lot Eight (8), thence South 89° 33' 40" East four hundred twenty eight and ninety six hundredths (428.96) feet along the South line of said Lot Eight (8) to the point of beginning. The East line of said Lot Eight (8) is assumed to bear due North and South.