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Rec Amt \$12.00 Aud Amt \$5.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA



WARRANTY DEED

Return to: Michael A. Bowman, 114 South Cedar Street Monticello, Iowa 52310
Taxpayer: Jillian L. Brown, 1986 - 240th Street, Manchester, IA 52057
Preparer: Michael A. Bowman, 114 South Cedar Street Monticello, Iowa 52310, Phone: (319) 465-5448

For the consideration of One and no/100 ----- Dollar(s) and other valuable consideration, Jillian L. Brown (f/k/a Jillian L. Smith) and Lowell Brown, wife and husband do hereby Convey to Jillian L. Brown and Amanda Diane Smith as tenants in common, the following described real estate in DELAWARE County, Iowa:

See Real Estate Description in Addendum

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

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.

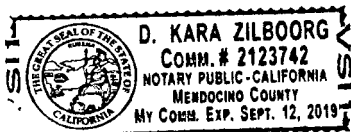
Dated on 6/11/2019

Jillian L. Brown
Jillian L. Brown (Grantor)

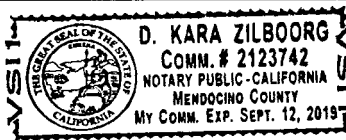
Lowell George Brown
Lowell Brown (Grantor)

STATE OF California ~~IOWA~~, COUNTY OF Mendocino

This record was acknowledged before me on 6/11/2019, by Jillian L. Brown and Lowell Brown



D. Kara Zilboorg
Signature of Notary Public



Addendum

Real Estate Description

That part of the Northwest Quarter (NW¼) of the Northwest Quarter (NW¼) of Section Twelve (12), Township Eighty Seven (87) North, Range Four (4), West of the Fifth P.M., described as commencing at a point on the South line of said Northwest Quarter (NW¼) of the Northwest Quarter (NW¼) that is three hundred thirty nine and four-tenths (339.4) feet West of the Southeast corner thereof, and running thence North 13 degrees 30' West three hundred ninety four and three-tenths (394.3) feet, thence North 28 degrees 54' West two hundred fifty and four-tenths (250.4) feet, thence South 59 degrees 24' West two hundred fifty nine and three-tenths (259.3) feet to the East right-of-way line of Iowa Highway No. 38, thence South 30 degrees 33' East five hundred fifty two and four-tenths (552.4) feet on the East line of said Highway No. 38 to the South line of said Northwest Quarter (NW¼) of the Northwest Quarter (NW¼), thence East on said South line one hundred forty four and five-tenths (144.5) feet to the point of beginning.

This is a deed between sisters and consideration is less than \$500.00.
Code Sec. 428A.2(21)