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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Steven E Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Phone: 563-927-4164

Taxpayer Information: Ashley Heims, 911 Sherman Ave, Manchester, IA 52057

Return Document To: Ashley Heims, 911 Sherman Ave, Manchester, IA 52057

Grantors: Phyllis A. Hillers

Grantees: Ashley K. Heims

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Eighty-Seven Thousand Three Hundred Dollar(s) and other valuable consideration, Phyllis A. Hillers, a single person, does hereby Convey to Ashley K. Heims, the following described real estate in Delaware County, Iowa:

Lot Nine (9), Block Three (3), Sheldon & Harris Addition to Manchester, Iowa, according to plat recorded in Book 1 Plats, Pages 97-98; also the West one-half (W $\frac{1}{2}$) of the vacated alley adjacent to said Lot Nine (9).

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.

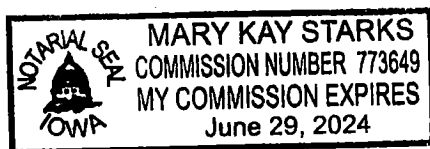
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: September 9, 2021.

Phyllis A. Hillers
Phyllis A. Hillers, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on September 9, 2021 by
Phyllis A. Hillers, single.



Mary Kay Starks
Signature of Notary Public