

Recorded: 10/29/2021 at 12:18:00.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$335.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 3805

WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet

Preparer Information: Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information: Trey M. MacTaggart and Brooke A. MacTaggart; 715 Anderson St, Manchester, IA 52402

Return Document To: Trey M. MacTaggart and Brooke A. MacTaggart; 715 Anderson St, Manchester, IA 52402

Grantors: Brian J. Hillebrand a/k/a Brian John Hillebrand and Abby J. Twomey a/k/a Abby Jean Twomey n/k/a Abby J. Hillebrand

Grantees: Trey M. MacTaggart and Brooke A. MacTaggart

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Ten Dollar(s) and other valuable consideration, Brian J. Hillebrand a/k/a Brian John Hillebrand and Abby J. Twomey a/k/a Abby Jean Twomey n/k/a Abby J. Hillebrand, husband and wife, do hereby Convey to Trey M. MacTaggart and Brooke A. MacTaggart, a married couple, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

That part of Lot Five (5) of the Subdivision of the Southwest Quarter (SW 1/4) and the South one-half (S 1/2) of the Northwest Quarter (NW 1/4) of Section Twenty Eight (28), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., according to plat recorded in Book A Plats, Page 4, described as commencing at a point on the East line of Anderson Street (formerly East Street) that is nine (9) chains and twenty one (21) links North from the South line of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of said Section Twenty Eight (28), and running thence East two hundred thirty two and one-half (232 1/2) feet, thence North to a point ninety (90.0) feet South of the South line of Prospect Street, thence West two hundred thirty two and one-half (232 1/2) feet, to the East line of Anderson Street, thence South to the point of beginning.

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.

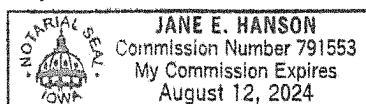
Dated: October 21, 2021.

Brian J. Hillebrand a/k/a Brian John Hillebrand, Grantor

Abby J. Twomey, a/k/a Abby Jean Twomey n/k/a Abby J. Hillebrand, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on October 21, 2021 by Brian J. Hillebrand and Abby J. Hillebrand, husband and wife.



Signature of Notary Public