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Daneen Schindler, RECORDER/REGISTRAR
 DELAWARE COUNTY IOWA

Return To: Stephanie A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, Iowa 50644
Taxpayer: Jeff A. Mensen and Amy M. Mensen, 1542 190th Street, Manchester, IA 52057
Preparer: Stephanie A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, IA 50644,
 Phone: 319-334-3704

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, James W. Hill, a single person, does hereby Convey to Jeff A. Mensen and Amy M. Mensen, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

The East sixty (60.0) feet of the South one hundred ten (110.0) feet of Lot One Hundred Two (102), Henry Acers' Addition to Manchester, Iowa according to plat recorded in Book 1 Plats, Page 1.

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: 11-16, 2021.

James W. Hill
 James W. Hill, Grantor

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on this 16th day of November, 2021 by James W. Hill, a single person.

Daneen Schindler
 Signature of Notary Public

