



Book 2022 Page 580

Document 2022 580 Type 03 001 Pages 1

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Rec Amt \$7.00 Aud Amt \$5.00

Rev Transfer Tax \$55.20

Rev Stamp# 96

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Return To: Stephanie A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, IA 50644
* Taxpayer: Ann M. Meyer, 106 N. Franklin St., P.O. Box 100, Manchester, IA 52057
Preparer: Stephanie A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, IA 50644

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, James W. Hill, a single person, does hereby Convey to Ann M. Meyer, the following described real estate in Delaware County, Iowa:

The South 19 feet of the North 24 feet of Lot 142 in the City of Manchester, Iowa and the South 19 feet of the North 24 feet of the East 46 feet of Lot 143 in the City of Manchester, Iowa, and all right, title and interest received by C.C. Bradley and W. B. Sherman in a certain easement conveying to C.C. Bradley and W. B. Sherman by a certain deed recorded in the office of the Delaware County Recorder in Book E of Misc., Page 221.

*This deed is given in full satisfaction of real estate contract dated June 3, 2016, recorded March 29, 2017, in Book 2017, Page 891, in the office of the Delaware County, Iowa Recorder.

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.

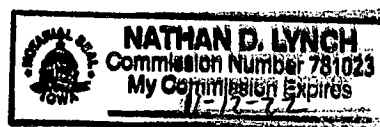
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: February 22nd, 2022.

James W. Hill
James W. Hill, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on February 22nd, 2022 by James W. Hill, a single person.



Nathan D. Lynch
Signature of Notary Public