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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$119.20

Rev Stamp# 97

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
X 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:

That part of Lots One Hundred Forty Two (142) and One Hundred Forty Three (143), Manchester, Iowa, according to plat of Manchester, Iowa, recorded in Book H, page 186, in the Recorder's Office of Delaware County, Iowa, described as Beginning at a point on the East line of said Lot One Hundred Forty Two (142) sixty seven and five one-hundredths (67.05) feet North from the Southeast corner of said Lot One Hundred Forty Two (142), said point being in the center of a brick wall, running thence West along the center of the brick wall forty seven and eight-tenths (47.8) feet to a point sixty six and six-tenths (66.6) feet North of the South line of said Lot One Hundred Forty Two (142), thence North twenty seven one-hundredths (0.27) feet, thence West along the center line of a brick wall and said line produced forty five and two-tenths (45.2) feet to a point twenty seven (27) feet West of the East line of said Lot One Hundred Forty Three (143) and sixty six and eighty-seven one-hundredths (66.87) feet North of the South line of said Lot One Hundred Forty Three (143), thence North sixteen and forty-three one-hundredths (16.43) feet to a point eight three and three-tenths (83.3) feet North of the South line of said Lot One Hundred Forty Three (143), thence West nineteen (19) feet, thence North to a point twenty (20) feet East and twenty four (24) feet South from the Northwest corner of said Lot One Hundred Forty Three (143), thence East parallel with North line of Lots One Hundred Forty Three (143) and One Hundred Forty Two (142) one hundred twelve (112) feet to a point on the East line of said Lot One Hundred Forty Two (142) which is twenty four (24) feet South from Northeast corner of said Lot One Hundred Forty Two (142), thence South to point of beginning.

*This deed is given in full satisfaction of real estate contract dated June 3, 2016, recorded March 29, 2017, in Book 2017, Page 892, 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: 2/22/, 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

