



Book 2022 Page 1078

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Date 4/04/2022 Time 8:21:46AM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$39.20

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

*Return To:* <sup>WV</sup> RIVER RIDGE ESCROW CO  
4056 GLASS ROAD NE  
CEDAR RAPIDS IA 52402

Prepared by: Kevin C. Rigdon, 3200 37<sup>th</sup> Avenue SW, Cedar Rapids, Iowa 52404 (319) 396-2410

~~Return to~~ / taxpayer: Kimball LLC, 1403 N 615 E, Shelley, ID 83274

### WARRANTY DEED

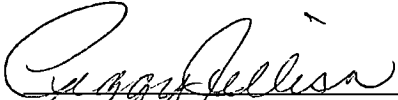
For the consideration of One Dollar and other valuable consideration, Peggy S. Jellison, a single person, does hereby Convey to Kimball LLC, the following described real estate in Delaware County, Iowa:

**The East forty four (44) feet of the West two-thirds (W 2/3) of Lot Seventeen (17) of Burrington's Addition to Manchester, Iowa, according to plat recorded in Book I L.D., Page 245, except the North one hundred (100) feet thereof, excepting any instruments of record wherein descriptions were made on the basis that said lot was two hundred ten (210) feet in its dimensions.**

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.

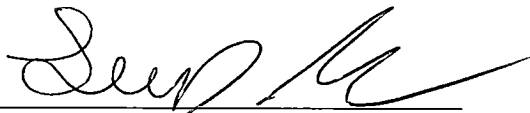
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated this 31<sup>st</sup> day of March, 2022.

  
Peggy S. Jellison

STATE OF IOWA, COUNTY OF Linn, ss:

This record was acknowledged before me this 31<sup>st</sup> day of March,  
2022, by Peggy S. Jellison, a single person.

  
Signature of Notary Public

