

Recorded: 6/21/2022 at 2:24:34.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$207.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 1911

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Steven E Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Phone: 563-927-4164

Taxpayer Information: Sandra Jill Miller, 115 North Madison Street, Manchester, IA 52057

Return Document To: Sandra Jill Miller, 115 North Madison Street, Manchester, IA 52057

Grantors: James W. Hill and Brett W. Graybill

Grantees: Sandra Jill Miller

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

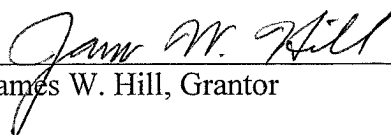
For the consideration of One Hundred Thirty Thousand Dollar(s) and other valuable consideration, James W. Hill, a single person, and Brett W. Graybill, a single person, do hereby Convey to Sandra Jill Miller, the following described real estate in Delaware County, Iowa:

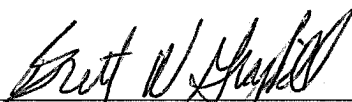
The North Sixty Four (64.0) Feet of Lot Ninety Six (96), Manchester, Iowa,
According to Plat Recorded in Book I L.D., Page 284.

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.

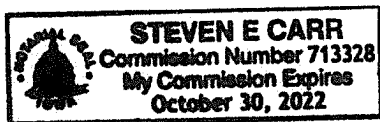
Dated: June 16, 2022.



James W. Hill, Grantor


Brett W. Graybill, Grantor

STATE OF IOWA, COUNTY OF Delaware

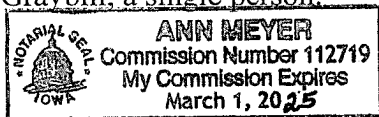
This record was acknowledged before me on June 16, 2022 by
James W. Hill, a single person.





Signature of Notary Public

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on JUNE 16, 2022 by
Brett W. Graybill, a single person.




Signature of Notary Public