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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Handwritten:
Hwy Closing Service LLC
1057a Justin Dr.
Mandale IA 50322

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: Lynn Wilson, 720 E. Union Street, Manchester, IA 52057

Return Document To: Lynn Wilson, 720 E. Union Street, Manchester, IA 52057

Grantors: James W Hill

Grantees: Lynn Wilson

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Hundred Forty-Five Thousand Dollar(s) and other valuable consideration, James W Hill, a single person, does hereby Convey to Lynn Wilson, the following described real estate in Delaware County, Iowa:

That part of Lot Three (3) of the Subdivision of Lot Eleven (11) of the Subdivision of the Southwest Quarter (SW $\frac{1}{4}$) and the South one-half (S $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Twenty-Eight (28), Township Eighty Nine (89) North, Range Five (5), West of the Fifth Principal Meridian, according to plat recorded in Book A Plats, Page 47, described as commencing at the Southwest corner of said Lot Three (3), running thence East seventy five (75) feet, thence North one hundred forty five (145) feet, thence West seventy five (75) feet, thence South one hundred forty five (145) feet to the place of beginning.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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: July 29, 2022

James W. Hill
James W Hill, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on July 29, 2022 by James W Hill, single.



Patricia Coleman
Signature of Notary Public