

Recorded: 8/31/2023 at 10:51:51.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.32
Combined Fee: \$20.32
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 2122

Prepared by: Travis J. Schroeder, Simmons Perrine Moyer Bergman PLC
and return to: 115 Third Street SE - Suite 1200, Cedar Rapids, Iowa 52401 (319) 366-7641

SPACE ABOVE THIS LINE FOR RECORDER

Address Tax Statements: Ricky J. and Roni L. Hilby: 1276 255th Street, Manchester, IA 52057

SPECIAL WARRANTY DEED

For the consideration of one dollar and other valuable consideration, **RICKY J. HILBY** and **RONI L. HILBY** also known as Rick Hilby, husband and wife, do hereby convey an undivided one-half interest to **RICKY J. HILBY** and **RONI L. HILBY**, AS CO-TRUSTEES OF THE **RICKY J. HILBY REVOCABLE TRUST DATED AUGUST 24, 2023**, as it may be amended from time to time, and an undivided one-half interest to **RONI L. HILBY** and **RICKY J. HILBY**, AS CO-TRUSTEES OF THE **RONI L. HILBY REVOCABLE TRUST DATED AUGUST 24, 2023**, as it may be amended from time to time, as tenants in common, in and to the following described real estate in Delaware County, Iowa:

The NW ¼ of the SE ¼ of Section 21 and the NE ¼ of Section 17, all in Township 88 North, Range 6 West of the 5th P.M., Delaware County, Iowa,

together with and subject to easements, covenants, conditions and restrictions of record.

Grantors do hereby covenant with grantees and successors in interest to warrant and defend the real estate against the lawful claims of all persons claiming by, through or under them, 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.

This deed represents a transfer of real estate for consideration less than \$500 and is therefore exempt from transfer tax pursuant to Iowa Code Section 428A.2(21), and for the same reason is exempt from the requirements of a declaration of value and a groundwater hazard statement.

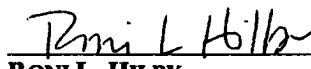
This deed was prepared at the request of the grantors, without the benefit of a title search and information concerning these properties was furnished by grantors. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or status of the legal title to the property.

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: August 24, 2023



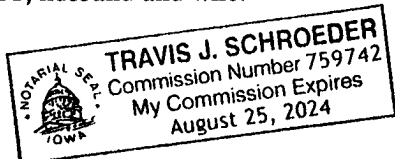
RICKY J. HILBY

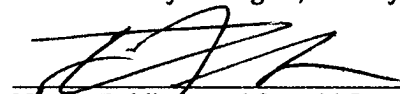


RONI L. HILBY

STATE OF IOWA, COUNTY OF LINN, ss:

This instrument was acknowledged before me on the 24th day of August, 2023 by **RICKY J. HILBY** and **RONI L. HILBY**, husband and wife.





Notary Public in and for said State
My Commission Expires: August 25, 2024