

Recorded: 11/3/2023 at 8:36:58.0 AM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$166.40  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2023 PG: 2743

**Return To:** Justin A. Pillard, 17865 390<sup>th</sup> Street, Edgewood, IA 52042  
**Taxpayer:** Justin A. Pillard, 17865 390<sup>th</sup> Street, Edgewood, IA 52042  
**Preparer:** John C. Compton, 116 1/2 W. Mission St., PO Box 8, Strawberry Point, IA 52076,  
Phone: 563-933-4334



## WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Maxine C. Lincoln, single, does hereby Convey to Justin Allen Pillard, a married person, the following described real estate in Delaware County, Iowa:

The Southwest Quarter (SW  $\frac{1}{4}$ ) of the Southwest Quarter (SW  $\frac{1}{4}$ ) of Section Eleven (11), in Township Ninety (90) North, Range Six (6), West of the Fifth Principal Meridian, except the North three hundred sixty and twenty-five one hundredths feet (360.25) of said Southwest Quarter (SW  $\frac{1}{4}$ ) of the Southwest Quarter (SW  $\frac{1}{4}$ ), and further excepting commencing at the Northwest corner of said Southwest Quarter (SW  $\frac{1}{4}$ ) of the Southwest Quarter and running thence South along the West line of said Section Eleven (11), said West line being the centerline of County Road W69, a distance of four hundred sixty four (464) feet to the point of beginning, thence East three hundred sixty five (365) feet, thence South three hundred seventy five (375) feet, thence West three hundred sixty five (365.0) feet, thence North along the west line of said Section Eleven (11) three hundred seventy-five (375) feet to the point 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

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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.

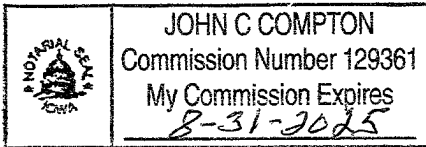
Dated: 11-1-2023

*Maxine C. Lincoln*

Maxine C. Lincoln, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on November 1, 2023 by  
Maxine C. Lincoln.



*John C. Compton*  
Signature of Notary Public