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Date 1/11/2024 Time 11:02:09AM

Rec Amt \$12.00 Aud Amt \$5.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: ^{① CMG} Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information: Tim A. Hilby, 2433 University Ave, Waterloo, IA 50701

Return Document To: Tim A. Hilby, 2433 University Ave, Waterloo, IA 50701

Grantors: Tim A. Hilby

Grantees: Tim A. Hilby as trustee of Tim A. Hilby Revocable Trust Agreement dated January 10, 2024

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Tim A. Hilby, a single person, does hereby Convey to Tim A. Hilby, Trustee of Tim A. Hilby Revocable Trust Agreement dated January 10, 2024, the following described real estate in Delaware County, Iowa:

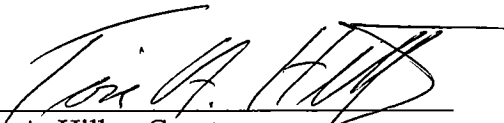
The North one-half (N½) of the West one-half (W½) of Section 17, Township 88 North, Range 6, West of the 5th P.M.

This deed is exempt according to Iowa Code 428A.2(21).

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.

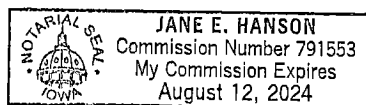
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

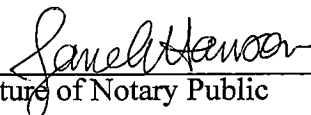
Dated: January 10, 2024.


Tim A. Hilby, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on this 10th day of January, 2024 by Tim A. Hilby, a single person.




Signature of Notary Public