

Recorded: 4/15/2025 at 10:30:07.0 AM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$400.80  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2025 PG: 936

**WARRANTY DEED**  
**Recorder's Cover Sheet**

**Preparer Information:** Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Tel: (563) 927-5920

**Taxpayer Information:** Stephen F. Heims and Elizabeth A. Heims, 812 Stiles Street, Manchester, Iowa 52057

**Return Document To:** Stephen F. Heims and Elizabeth A. Heims, 812 Stiles Street, Manchester, Iowa 52057

**Grantors:** Brando E. Hills and Cally Hills

**Grantees:** Stephen F. Heims and Elizabeth A. Heims

**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, Brando E. Hills and Cally Hills, husband and wife, does hereby Convey to Stephen F. Heims and Elizabeth A. Heims, husband and wife as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Unit 812 and the undivided interest in the Common Elements appurtenant to said Unit, in "Countryside Condos," according to Declaration Of Submission Of Property To Horizontal Property Regime For Countryside Condos, recorded in Book 2016, Page 3236; same being located on the East one hundred forty three and two-tenths (143.2) feet of Lot Nine (9) of Hawker's First Addition to Manchester, Iowa, according to plat recorded in Book 2 Plats, Page 78, as resurveyed by plat recorded in Book 2 Plats, Page 145, and according to Retracement Plat recorded in Book 2016, Page 2829.

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: 4/8/25

Brando E. Hills, Grantor

Cally Hills, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on April 8, 2025 by Brando E. Hills and Cally Hills, husband and wife.

  
Signature of Notary Public