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Document 2025 2656 Type 03 001 Pages 2

Date 10/03/2025 Time 2:58:15PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$1,796.00

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

**WARRANTY DEED**  
**(CORPORATE/BUSINESS ENTITY GRANTOR)**  
**Recorder's Cover Sheet**

**Preparer Information:** Steven E Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Tel: 563-927-4164

**Taxpayer Information:** Joshua James Hilby, 1182 240th Street, Manchester, IA 52057

**Return Document To:** Joshua James Hilby, 1182 240th Street, Manchester, IA 52057

**Grantors:** Hilby Land & Cattle, LLC

**Grantees:** Joshua James Hilby

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



**WARRANTY DEED**  
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of One Million One Hundred Twenty-Two Thousand Five Hundred Fifty Dollar(s) and other valuable consideration, Hilby Land & Cattle, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Joshua James Hilby, the following described real estate in Delaware County, Iowa:

East one-half (E½) of the Northeast Quarter (NE¼) of Section Twenty Nine (29), Township Eighty Eight (88) North, Range Six (6), West of the Fifth P.M.

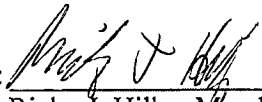
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

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

Dated: October 3, 2025

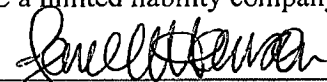
Hilby Land & Cattle, LLC, an Iowa limited liability company

By:   
Ricky J. Hilby, Member

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on October 3, 2025, by Ricky J. Hilby, as Member, of Hilby Land & Cattle, LLC a limited liability company.



  
Signature of Notary Public