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Date 12/01/2025 Time 10:36:29AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$87.20

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

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

**Preparer Information:** Hillary J Friedmann, 318 South River Park Drive, PO Box 609,  
Guttenberg, IA 52052, Tel: 563-252-1733

**Taxpayer Information:** Herman Estates, LLC, 23052 322nd St, Elkport, IA 52044

**Return Document To:** Herman Estates, LLC, 23052 322nd St, Elkport, IA 52044

**Grantors:** Joseph Tibbott and Jayne Tibbott

**Grantees:** Herman Estates, LLC

**Legal Description:** See Page 2

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



## WARRANTY DEED


For the consideration of One Dollar(s) and other valuable consideration, Joseph Tibbott and Jayne Tibbott, husband and wife, do hereby Convey to Herman Estates, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

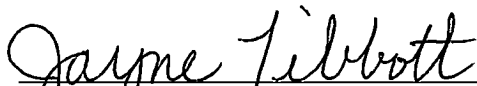
Lot Six (6) and the South ten (10) feet of Lot Five (5) of the Subdivision of East part of Northwest Quarter (NW1/4) of Section Twenty Nine (29), Township Ninety (90) North, Range Four (4), West of the Fifth P.M., South of and adjoining Block Three (3), Baker's Addition to Greeley and East of and adjoining the East boundary line of Chicago and Milwaukee and St. Paul Railroad, according to plat recorded in Book A Plats, Page 61

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.

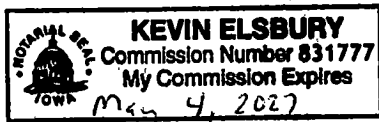
Dated: December 1, 2025.

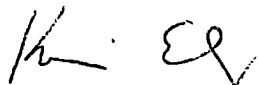
  
Joseph Tibbott, Grantor

  
Jayne Tibbott, Grantor

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on December 1, 2025 by Joseph Tibbott and Jayne Tibbott.



  
Signature of Notary Public