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By Cathy Barker Auditor
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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA



TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 107

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Steven E. Carr, 117 S. Franklin Street, PO Box 333, Manchester, IA 52057, Phone: (563)
927-4164

Taxpayer Information: (Name and complete address)
Rebecca J. Sellers, P.O. Box 303, Delhi, IA 52223

Return Document To: (Name and complete address)

Steven E. Carr, 117 S. Franklin Street, PO Box 333, Manchester, IA 52057

Grantors:

Rebecca J. Sellers

Grantees:

Rebecca J. Sellers

Legal description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED (INTER-VIVOS TRUST)

For the consideration of \$1.00 Dollar(s) and
other valuable consideration, Rebecca J. Sellers
(Trustee) (Co-Trustees)
of the The Sellers Family Trust dated December 17, 2008
does hereby convey to Rebecca J. Sellers
the following described
real estate in Delaware County, Iowa: Lots Three (3), Four (4), Eight (8), Nine (9) and Ten
(10), Block Sixteen (16), Delhi, Iowa, according to plat recorded in Book A L.D., Pages 128-129

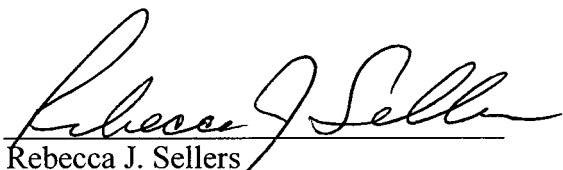
This deed is exempt according to Iowa Code 428A.2(21).

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

The grantor further warrants to the grantees all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the trustee to the grantees is effective and rightful; and that the trustee knows of no facts or legal claims which might impair the validity of the trust or the validity of the transfer.

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

Dated June 13, 2018.



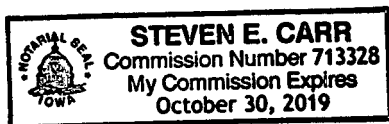
Rebecca J. Sellers
As (Trustee) (~~Co-Trustee~~) of
the above-entitled trust

As (Trustee) (~~Co-Trustee~~) of
the above-entitled trust

Acknowledgment for Individual Trustee

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on June 13, 2018, by Rebecca J. Sellers,
Trustee of The Sellers Family Trust dated December 17, 2008
As (Trustee) (~~Co-Trustee~~) of the above entitled trust.



J E C
Signature of Notary Public

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____
As (Trustee) (~~Co-Trustee~~) of the above entitled trust.

Signature of Notary Public

Acknowledgment for Corporate Trustee

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____

as _____
of _____
As (Trustee) (Co-Trustee) of the above entitled trust.

Signature of Notary Public

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____

as _____
of _____
As (Trustee) (Co-Trustee) of the above entitled trust.

Signature of Notary Public