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Book 2018 Page 1778

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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)

Phyllis M. Tinker, 323 NE 31st Street, Ankeny, IA 50021

☒ **Return Document To:** (Name and complete address)
Phyllis M. Tinker, 323 NE 31st Street, Ankeny, IA 50021

Grantors:

Richard D. Bockenstedt

Grantees:

Phyllis M. Tinker

Legal description: See Page 2

Document or instrument number of previously recorded documents:



**TRUSTEE WARRANTY DEED
(INTER-VIVOS TRUST)**

For the consideration of \$930,000.00 Dollar(s) and
other valuable consideration, Richard D. Bockenstedt
(Trustee) (Co-Trustee)
of the Richard D. Bockenstedt Revocable Trust dated October 19, 2016, As May Be Amended from time to time
does hereby convey to Phyllis M. Tinker

the following described
real estate in Delaware County, Iowa: The Northwest fractional Quarter (NWfr¹/₄) of the
Northwest Quarter (NW¹/₄) of Section Nineteen (19), Township Ninety (90) North, Range Four (4),
West of the Fifth P.M., and the Northeast Quarter (NE¹/₄) of the Southeast Quarter (SE¹/₄) and the
Southeast Quarter (SE¹/₄) of the Northeast Quarter (NE¹/₄) of Section Twenty Four (24), Township
Ninety (90) North, Range Five (5), West of the Fifth P.M., except Parcel 2018-45; in the Southeast
Quarter of the Northeast Quarter Section 24, Township 90 North, Range 5 West of the 5th P.M.,
Delaware County, Iowa, according to plat recorded in Book 2018, Page 1298

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 20th, 2018.

Richard D. Bockenstedt

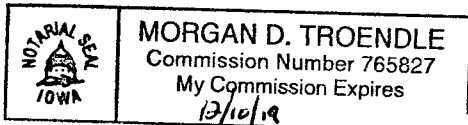
Richard D. Bockenstedt
As (Trustee) (Co-Trustee) of
the above-entitled trust

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 20th 2018, by Richard D. Bockenstedt as Trustee of the Richard D. Bockenstedt Revocable Trust dated October 19, 2016.
As (Trustee) (~~Co-Trustee~~) of the above entitled trust.



Morgan D. Troendle
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