

Recorded: 8/9/2018 at 12:33:03.0 PM
Fee Amount: \$37.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2018 PG: 2240

Entered for taxation 10th day
of August A D 2018
By Colin Barker Auditor
S. Hildebrand Deputy

PREPARED BY/RETURN TO: PETE M. WESSELS, WESSELS & WIERMAN, P.C., 423 17th St., Ste. 102,
ROCK ISLAND IL 61201; (309) 794-9400

ADDRESS TAX STATEMENT: Virginia A. Flannagan, Trustee, 3465 Lilac Lane, Marion IA 52302

DEED IN TRUST

THIS INDENTURE WITNESSETH, that the Grantor, VIRGINIA A. FLANNAGAN, a widow not since remarried, for and in consideration of ONE DOLLAR (\$1.00) and other good and valuable considerations in hand paid, conveys and quit claims unto VIRGINIA A. FLANNAGAN, of 3465 Lilac Lane, Marion, Iowa 52302, and MARK D. FLANNAGAN, of 216 Willowood Drive, Hiawatha, Iowa 52233, as Co-Trustees under the provisions of the Virginia A. Flannagan Trust dated August 8, 2018, all right, title and interest in and to the following described real estate in the County of Delaware and State of Iowa:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS EXPRESS REFERENCE MADE A PART HEREOF.

TO HAVE AND TO HOLD the said premises with the appurtenances, upon the trusts and for the uses and purposes herein and in said Trust Agreement set forth.

CONSIDERATION LESS THAN \$500.00. TRANSFER TAX STAMPS EXEMPT PER IOWA CODE 428A.2 EXEMPTION 21.

Full power and authority is hereby granted to said Trustees to improve and manage, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said premises or any part thereof to a successor or successors in trust, and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said Trustees, to mortgage, to pledge, or otherwise encumber said property or any part thereof, to lease said property, or any part thereof from time to time, and upon any terms and for any period or periods of time, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change, or modify leases and the terms and provisions thereof at any time or times hereafter, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey, or assign any right, title or interest in or about or easement appurtenant to, said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

The undersigned hereby relinquishes all rights of dower, homestead, and distributive share in and to the real estate.

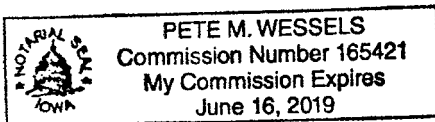
IN WITNESS WHEREOF, the Grantor aforesaid has hereunto set her hand and seal this 8th day of August, A.D. 2018.

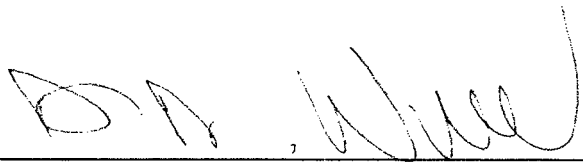

VIRGINIA A. FLANNAGAN

STATE OF IOWA)
) SS
COUNTY OF LINN)

The undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that VIRGINIA A. FLANNAGAN, a widow not since remarried, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her free and voluntary act and deed for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 8th day of August, A.D. 2018.





Notary Public

EXHIBIT "A"

The South-West Quarter of the South-East Quarter of Section Number Twenty-One (21), in Township Number Eighty-Seven (87) North, Range Number Five (5) West of the Fifth Principal Meridian, subject to the rights of the public in all roads and further subject to all easements, restrictions, and covenants of record.

The Northwest quarter (NW1/4) of Section Twenty Nine (29), Township Eighty Seven (87), North Range Four (4) West of the Fifth (5th) P.M., subject to the rights of the public in all roads and further subject to all easements, restrictions, and covenants of record.

EXCEPTING:

Parcel "A", in the NW1/4 of Section 29, T87N, R4W of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2011, Page 2408.

The West one half (W1/2) of the Southwest Quarter (SW1/4) of Section Twenty (20), Township Eighty Seven (87) North, Range Five (5), West of the Fifth P.M., subject to the rights of the public in all roads and further subject to all easements, restrictions, and covenants of record.

EXCEPTING:

Parcel "A", Part of the W1/2 SW1/4 of Section 20, T87N, R5W of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 1999, Page 3154.