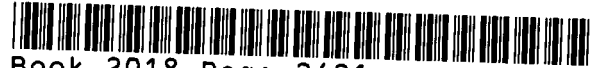


ENY  
DUPACO  
PO Box 179  
DBA, #A 52004

Entered for taxation 28<sup>th</sup> day  
of August A D 2018  
By Candace K. Becker, Auditor  
S. Hildebrand, Deputy



Book 2018 Page 2421

Document 2018 2421 Type 03 001 Pages 3  
Date 8/27/2018 Time 3:37:00PM  
Rec Amt \$17.00 Aud Amt \$5.00  
Rev Transfer Tax \$335.20  
Rev Stamp# 347 DOV# 365

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

## TRUSTEE WARRANTY DEED Recorder's Cover Sheet

### Preparer Information:

Thomas J. Hanson, 401 East Main Street, Manchester, IA 52057, Phone: (563) 927-5920

### Taxpayer Information:

Ryan Hauser, 125 Crescent Drive, Manchester, IA 52057

### Return Address

Ryan Hauser, 125 Crescent Drive, Manchester, IA 52057

### Grantors:

Beverly L. Schneider Declaration of Trust dated 5/31/2002

### Grantees:

Ryan Hauser  
Ellen Salow

**Legal Description:** See Page 2

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

**TRUSTEE WARRANTY DEED**  
**(Inter Vivos Trust)**

For the consideration of \$210,000.00 Dollar(s) and other valuable consideration, Beverly L. Schneider, as Trustee of Beverly L. Schneider Declaration of Trust dated 5/31/02 does hereby convey to Ryan Hauser and Ellen Salow, as joint tenants with full right of survivorship, and not as tenants in common the following described real estate in Delaware County, Iowa:

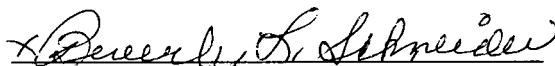
Lot Twenty Six (26) of Northtown Estates Subdivision of part of the North one-half (N½) of the Southeast Quarter (SE¼) of Section Twenty (20), Township Eighty Nine (89) North, Range Five (5), West of the Fifth Principal Meridian, according to plat recorded in Book 4 Plats, Page 13.

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.

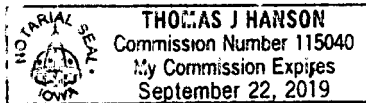
Dated: August 14 2018.

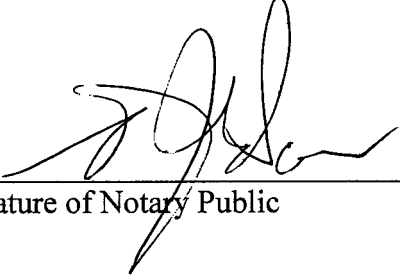
  
Beverly L. Schneider  
As Trustee of the above-entitled trust

**ACKNOWLEDGMENT FOR INDIVIDUAL TRUSTEE**

**STATE OF IOWA, COUNTY OF DELAWARE**

This record was acknowledged before me on August 14, 2018, by Beverly L. Schneider As Trustee of the above-entitled trust.



  
\_\_\_\_\_  
Signature of Notary Public