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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)

Mary Ann Fangman, 102 N Franklin Street, Unit 6, Manchester, IA 52057

lw **Return Document To:** (Name and complete address)

☒ Mary Ann Fangman, 102 N Franklin Street, Unit 6, Manchester, IA 52057

Grantors:

David L. Fischer
Joan E. Fischer

Grantees:

Mary Ann Fangman

Legal description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED (INTER-VIVOS TRUST)

For the consideration of \$72,000.00 Dollar(s) and
other valuable consideration, David L. Fischer and Joan E. Fischer

(Trustee) (Co-Trustees)
of the Joint Revocable Living Trust of David L. Fischer and Joan E. Fischer dated 08-16-2013
does hereby convey to Mary Ann Fangman

the following described
real estate in Delaware County, Iowa: Unit 6 and the undivided 9.48% interest in the land and
common elements appurtenant to said Unit, in "Franklin Place, A Condominium", according to
Declaration of Submission of Property to Horizontal Property Regime for Franklin Place, A
Condominium, recorded in Book 4 Misc., Page 16; same being located on part of Lots One Hundred
Forty Two (142) and One Hundred Forty Three (143), Manchester, Iowa, according to plat recorded in
Book H L.D., Pages 186-188.

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 31, 2018.

David L. Fischer

David L. Fischer
As ~~(Trustee)~~ (Co-Trustee) of
the above-entitled trust

Joan E. Fischer

Joan E. Fischer
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 August 31, 2018, by David L. Fischer and Joan E. Fischer, Co-Trustees of the Joint Revocable Living Trust.
As ~~(Trustee)~~ (Co-Trustee) of the above entitled trust.



Mary Kay Starks
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