

Recorded: 11/6/2018 at 8:36:39.0 AM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$247.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2018 PG: 3182

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:

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

Taxpayer Information:

Douglas J. Glanz and Penny K. Glanz, 24932 208th Avenue, Manchester, IA 52057

Return Address

Douglas J. Glanz and Penny K. Glanz, 24932 208th Avenue, Manchester, IA 52057

Grantors:

Richard D. Bockenstedt

Grantees:

Douglas J. Glanz and Penny K. Glanz

Legal Description: See Page 2

RECORDED BY
SECURITY FIRST TITLE CO.
PH. # (815) 235-2900
FAX # (815) 235-9955

2018-3204 *JS*

Document or instrument number of previously recorded documents:

TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of \$155,000.00 Dollar(s) and other valuable consideration, Richard D. Bockenstedt, Trustee Of The Richard D. Bockenstedt Revocable Trust Dated October 19, 2016, As It May Be Amended From Time to Time does hereby convey to Douglas J. Glanz and Penny K. Glanz, husband and wife, as joint tenants with full rights of survivorship, and not as tenants in common the following described real estate in Delaware County, Iowa:

an undivided 1/2 interest in Lot Nine (9) of Logan's Second Subdivision of Part of the South one-half (S1/2) of Section Fourteen (14) and Part of the Northeast Quarter (NE1/4) of Section Twenty Three (23), Township Eighty Eight (88) North, Range Five (5), West of the Fifth Principal Meridian, according to plat recorded in Book 4 Plats, Page 55; also all lake frontage running to the middle of the Maquoketa River bed with respect to Lot Nine (9)

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.

And does hereby Quit Claim all right, title, interest, estate, claim and demand in the following described real estate:

an undivided 1/2 interest in Lot Sixteen (16) of Logan-Black First Addition to Delaware County, Iowa, replat of Lots One and Two of Logan's Fifth Subdivision, according to the plat recorded in Book 7 Plats, Page 29, also known as Lot Sixteen (16) of Logan-Black First Addition to Delaware County, Iowa, as amended in per Plat Book 8, Page 97

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

Dated: October 29, 2018


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

ACKNOWLEDGMENT FOR INDIVIDUAL TRUSTEE

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on October 29, 2018, by Richard D. Bockenstedt, As Trustee Of The Richard D. Bockenstedt Revocable Trust, as Trustee of the above-entitled trust.



Susan K Meyer
Signature of Notary Public