

Recorded: 12/17/2018 at 8:26:21.0 AM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$361.60
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2018 PG: 3529

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:

Larry L. Anfinson, 726 West Fourth Street, Waterloo, IA 50702, Phone: (319) 235-9507

Taxpayer Information:

Adam/Chelsea McElmeel, 1125 11th St. S.W., Dyersville, IA 52040

Return Address

Adam/Chelsea McElmeel, 1125 11th St. S.W., Dyersville, IA 52040

Grantors:

Carol A. Schlichte, Trustee of the Carol A. Schlichte Trust, dated March 7, 2017

Grantees:

Adam McElmeel and Chelsea McElmeel

Legal Description: See Page 2

TRUSTEE WARRANTY DEED

(Inter Vivos Trust)

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, Carol A. Schlichte, Trustee of the Carol A. Schlichte Trust dated March 7, 2017, does hereby convey to Adam McElmeel and Chelsea McElmeel, 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:

See Exhibit "A"

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: December 11, 2018

Carol A. Schlichte Trust, dated March 7, 2017

By: Carol A. Schlichte - Trustee
Carol A. Schlichte
Trustee of the Carol A. Schlichte Trust, dated March 7, 2017

ACKNOWLEDGMENT FOR INDIVIDUAL TRUSTEE

STATE OF IOWA, COUNTY OF Linn, ss:

This instrument was acknowledged before me on December 11, 2018, by Carol A. Schlichte as Trustee of the Carol A. Schlichte Trust, dated March 7, 2017.

Clint R. Kaller
Signature of Notary Public

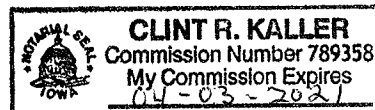


EXHIBIT "A"

Parcel 2018-115; in the Northeast Quarter of the Northeast Quarter Section 23,
Township 89 North, Range 3 West of the 5th P.M., Delaware County, Iowa, according to
plat recorded in Book 2018, Page 3471.