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Date 3/01/2019 Time 11:39:09AM

Rec Amt \$12.00 Aud Amt \$5.00

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:

Kathy Houlihan Staudt and Mark Staudt, 1755 N.W. 129th Street, Clive, IA 50325

Return Address

Thomas J. Hanson, 401 East Main Street, Manchester, IA 52057

Grantors:

Margaret Earlene Houlihan Revocable Trust

Grantees:

Kathy Houlihan Staudt and Mark Staudt

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of \$1.00 Dollar(s) and other valuable consideration, Margaret Earlene Houlihan, Trustee of Margaret Earlene Houlihan Revocable Trust dated June 10, 2013 does hereby convey to Kathy Houlihan Staudt and Mark Staudt, wife and husband the following described real estate in Delaware County, Iowa:

Lot 1 of Houlihan Ag Subdivision in the SE 1/4 of the SW 1/4 of Section 31, Township 89 North, Range 5, West of the 5th P.M., Delaware County, Iowa according to plat recorded in Book 2019, Page 348 of the records of the Delaware County Recorder.

This deed is exempt according to Iowa Code 428A.2(11).

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: 2-26-19

Margaret Earlene Houlihan
Margaret Earlene Houlihan
As Trustee of the above-entitled trust

STATE OF Arizona, COUNTY OF Maricopa

This record was acknowledged before me on February 26 2019, by Margaret Earlene Houlihan As Trustee of the above-entitled trust.

Christen Harris
Signature of Notary Public

