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Date 4/25/2019 Time 3:02:55PM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$228.00

Rev Stamp# 118 DOV# 129

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:

Daniel H. Swift, Swift Law Firm, 108 N. Madison, Manchester, IA 52057
Phone: (563) 927-4901

Taxpayer Information:

Jacob W. Griztner, 1311 N. 5th St., Manchester, IA 52057

Return Address

Jacob W. Griztner, 1311 N. 5th St., Manchester, IA 52057

Grantors:

Warren G. Harbaugh and Garnet I. Harbaugh, Co-Trustees, UTD 1-22-96

Grantees:

Jacob W. Griztner

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, Garnet I. Harbaugh, as Trustee of Warren G. Harbaugh and Garnet I Harbaugh, Co-Trustees, UTD 1-22-96 do hereby convey to Jacob W. Gritzner the following described real estate in Delaware County, Iowa:

That Part of Lot Seventeen (17) of the Subdivision of a part of the North one-half (N $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) and the South one-half (S $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Twenty Nine (29), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., according to plat recorded in Book A Plats, Page 6, and part of the South one-half (S $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Twenty Nine (29), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M. described as commencing at a point one hundred thirty two (132.0) feet West and one hundred eighty nine (189.0) feet South of the intersection of the South line of Clara Avenue with the West line of New Street in Manchester, Iowa, and running thence South ninety four (94.0) feet, thence West one hundred seventeen and fifteen one-hundredths (117.15) feet, thence North ninety-four (94.0) feet, thence East one hundred seventeen and fifteen one-hundredths (117.15) feet to the point of beginning, except street;

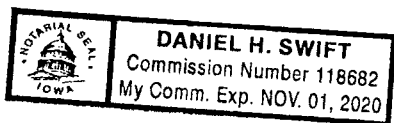
And the Grantors herein further hereby grant, sell and convey to said Grantees an Easement for use of the sewer line, as now installed and used, running from the said property herein conveyed, to Prospect Street, Manchester, Iowa; said sewer line being the same as that more fully described in that certain Deed wherein R.E. Schacherer, Sr. and Edyth C. Schacherer, husband and wife, are Grantees, and W.C. Snyder, Sr. and Mary Snyder, W.C. Snyder Jr. and Beverly L. Snyder are Grantors, said Deed recorded in Book 74, on page 615, of the Deed of Record of the Recorder of Delaware County, Iowa, said Affirmative Easement being more fully described in Affidavit of W. C. Snyder, Jr. dated April 25, 1951, and filed May 8, 1951, in Book 5, AFF., Page 384.

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: 4-18-19.



Garnet I. Harbaugh
Garnet I. Harbaugh as Trustee of the above-entitled trust

Acknowledgement for Individual Trustee

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 4/18/19, by Garnet I. Harbaugh as Trustee of the above entitled Trust.

DLH 5/19
Signature of Notary