



Book 2019 Page 1189

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

45798
Tim Benn
Delhi IA 52223



TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 107

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

George Davis, 225 First Avenue East, Dyersville, Iowa 52040 563-875-9112

Taxpayer Information: (Name and complete address)

Timothy M. Benn, 25866 218th Street, Delhi, Iowa 52223

Return Document To: (Name and complete address)

George Davis, 225 First Avenue East, Dyersville, Iowa 52040

Grantors:

Jill A. Parham

Grantees:

Timothy M. Benn

Legal description: See Page 2

Document or instrument number of previously recorded documents:



**TRUSTEE WARRANTY DEED
(INTER-VIVOS TRUST)**

For the consideration of Ten (\$10.00) Dollar(s) and
other valuable consideration, Jill A. Parham

(Trustee) (~~Co-Trustees~~)
of the John W. Parham Marital Trust UAD June 11, 2010
does hereby convey to Timothy M. Benn

the following described
real estate in Delaware County, Iowa: An undivided one-half interest in Lots Two (2) and
Three (3) and Three A (3A) of H.L.C. Deer Run Second Addition Part of the E 1/2-NW 1/4 & The
NW 1/4-NE 1/4, Sec. 30, T88N, R4W Of The Fifth P.M., Delaware County, Iowa, according to plat
recorded in Book 2003, Page 48

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 May 16, 2019.

Jill A. Parham
Jill A. Parham
As (Trustee) (~~Co-Trustee~~) of
the above-entitled trust

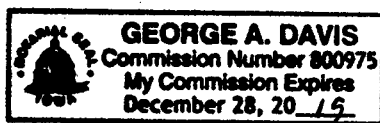
As (Trustee) (~~Co-Trustee~~) of
the above-entitled trust

Acknowledgment for Individual Trustee

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on May 16, 2019, by Jill A. Parham

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



[Signature]
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