



Book 2019 Page 1223

2019 1223 Type 03 001 Pages 3
Date 5/24/2019 Time 10:42:51AM
Rec Amt \$17.00 Aud Amt \$5.00
Rev Transfer Tax \$325.60
Rev Stamp# 165 DOV# 176

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

⑦622
Hobby Farm Management
P.O. Box 1105
Cedar Falls IA 50613

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:

Larry L. Anfinson, Anfinson & Luce, P.L.C., 726 West 4th St., Waterloo, IA 50702 Phone: (319) 235-9507

Taxpayer Information:

Tym Theisen, 3291 Vine Road, Dyersville, IA 52040

Return Address

Tym Theisen, 3291 Vine Road, Dyersville, IA 52040

Grantors:

Kimberly S. Bockenstedt Revocable Trust Dated October 19, 2016

Grantees:

Ron Theisen and Tym Theisen

Legal Description: See Page 2

TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, Kimberly S. Bockenstedt, Trustee of the Kimberly S. Bockenstedt Revocable Trust Dated October 19, 2016 does hereby convey to Ron Theisen and Tym Theisen, as tenants in common, the following described real estate in Delaware County, Iowa:

An undivided one-half interest in:

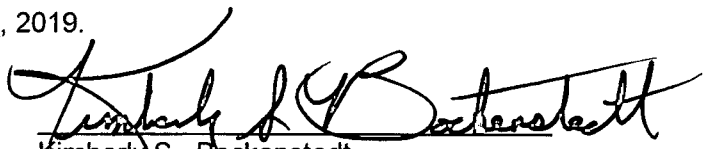
See Exhibit "A".

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.

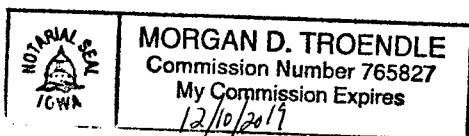
Dated: May 17th, 2019.

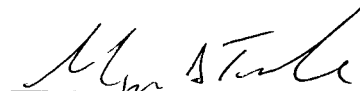

Kimberly S. Bockenstedt
As Trustee of the above-entitled trust

ACKNOWLEDGMENT FOR INDIVIDUAL TRUSTEE

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on May 17th, 2019, by Kimberly S. Bockenstedt as Trustee of the Kimberly S. Bockenstedt Trust Dated October 19, 2016.





Signature of Notary Public

EXHIBIT "A"

Parcel 2019-25 Part Of The Northeast Quarter (NE1/4) Of The Southwest Quarter (SW1/4) Of The Section Twenty (20), Township Ninety North (T90N), Range Four West (R4W) Of The Fifth Principal Meridian, Delaware County, Iowa; and Parcel 2019-26 Part Of The Southeast Quarter (SE1/4) Of The Northwest Quarter (NW1/4) And Part Of The Northeast Quarter (NE1/4) Of The Northwest Quarter (NW1/4), All In Section Twenty (20), Township Ninety North (T90N), Range Four West (R4W) Of The Fifth Principal Meridian, Delaware County, Iowa; and Parcel 2019-27 Part Of The Southwest Quarter (SW1/4) Of The Northeast Quarter (NE1/4) And Part Of The Northwest Quarter (NW1/4) Of The Northeast Quarter (NE1/4), All In Section Twenty (20), Township Ninety North (T90N), Range Four West (R4W) Of The Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2019, Page 942.