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Date 5/30/2019 Time 8:07:30AM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$255.20

Rev Stamp# 180 DOV# 190

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

Nathan C. Moonen, PO Box 57 Epworth, IA 52045

Phone: (563) 876 - 3451

Taxpayer Information: (name and complete address)

Randy J. Benn 2747 230th Street Earlville, IA 52041

Return Document To: (name and complete address)

Moonen Law Office PO Box 57 Epworth, IA 52045

Grantors: The Trustees of the Louis F. Benn and Ruth A. Benn Revocable Trust dated October 1, 2008

Grantees:

Randy J. Benn, a single man

Legal Description: See Page 2

Document or instrument number of previously recorded documents: n/a

TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of One hundred and twenty thousand (\$120,000.00) Dollar(s) and other valuable consideration, LOUIS F. BENN and RUTH A. BENN, as Co-Trustees of THE LOUIS F. BENN AND RUTH A. BENN REVOCABLE TRUST dated October 1, 2008 do hereby convey to RANDY J. BENN, a single man, the following described real estate in DELAWARE County, Iowa:

The Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4), AND the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4), each of Section Twelve (12), Township Eighty-Eight (88) North, Range Four (4), West of the Fifth P. M., in Delaware County, Iowa, according to the United States Government Survey and any plats filed of record

The grantor does hereby covenant with grantees, and successors in interest, to warrant and defend the real estate against the lawful claims of all persons claiming by, through or under grantor, 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 29, 2019.

LOUIS F. BENN and RUTH A. BENN,
As Trustees of the above-named trust

By: Louis F. Benn, Trustee
Louis F. Benn, Co-Trustee

By: Ruth A. Benn, Trustee
Ruth A. Benn, Co-Trustee

STATE OF IOWA, COUNTY OF DELAWARE

This instrument was acknowledged before me on May 29, 2019, by Louis F. Benn and Ruth A. Benn as Co-Trustees of The Louis F. Benn and Ruth A. Benn Revocable Trust dated October 1, 2008.



Signature of Notary Public

