



Book 2019 Page 1384

2019 1384 Type 03 001 Pages 5
Date 6/04/2019 Time 1:19:35PM
Rec Amt \$27.00 Aud Amt \$5.00
Rev Transfer Tax \$1,758.40
Rev Stamp# 192 DOV# 203

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

②
Tom Hudson



TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 107

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

A. J. Flickinger, 316 First Street East, Independence, Iowa 50644

Phone: (319) 334-6061

Taxpayer Information: (Name and complete address)

IPE1031REV310, LLC, 6150 Village View Drive, Ste 113, West Des Moines, IA 50266

Return Document To: (Name and complete address)

IPE1031REV310, LLC, 6150 Village View Drive, Ste 113, West Des Moines, IA 50266

Grantors:

Ruth M. Allyn Revocable
Living Trust dated
November 2, 2010

Grantees:

IPE1031 REV310, LLC

Legal description: See Page 2

Document or instrument number of previously recorded documents:



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

For the consideration of ONE (\$1.00) Dollar(s) and
other valuable consideration, Anita Wahlstrom and Karen Manson
(Trustee) (Co-Trustees)
of the Ruth M. Allyn Revocable Living Trust dated November 2, 2010
does hereby convey to IPE1031 REV310, LLC

the following described
real estate in Delaware County, Iowa: The West ½ of the Southwest ¼ of Section 33, and the
East 40 acres of the Southeast ¼ of Section 32, Township 89 North, Range 6, West of the 5th P.M.,
except the South 430 feet to the West 371 feet of the Southwest ¼ of the Southwest ¼ of said Section
33, Delaware County, Iowa.

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 5-29-19.

Ruth M. Allyn Revocable Living Trust dated November 2, 2010

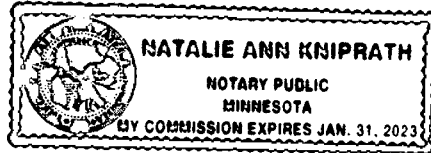
Anita Wahlstrom
Anita Wahlstrom
As ~~(Trustee)~~ (Co-Trustee) of
the above-entitled trust

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

Acknowledgment for Individual Trustee

STATE OF MINNESOTA, COUNTY OF Ramsey
This record was acknowledged before me on May 29, 2019, by Anita Wahlstrom

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



[Signature]
Signature of Notary Public

STATE OF FLORIDA, COUNTY OF _____
This record was acknowledged before me on _____, by Karen Manson

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



TRUSTEE WARRANTY DEED (INTER-VIVOS TRUST)

For the consideration of ONE (\$1.00) Dollar(s) and
other valuable consideration, Anita Wahlstrom and Karen Manson
(Trustee) (Co-Trustees)
of the Ruth M. Allyn Revocable Living Trust dated November 2, 2010
does hereby convey to IPE1031 REV310, LLC

the following described
real estate in Delaware County, Iowa: The West ½ of the Southwest ¼ of Section 33, and the
East 40 acres of the Southeast ¼ of Section 32, Township 89 North, Range 6, West of the 5th P.M.,
except the South 430 feet to the West 371 feet of the Southwest ¼ of the Southwest ¼ of said Section
33, Delaware County, Iowa.

The grantor hereby covenants with grantees, and successors in interest, that grantor holds the
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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
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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.

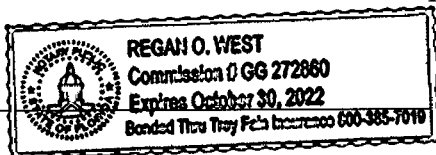
Ruth M. Allyn Revocable Living Trust dated November 2, 2010

Regan O. West

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

Karen Manson
Karen Manson

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



Acknowledgment for Individual Trustee

STATE OF MINNESOTA, COUNTY OF _____

This record was acknowledged before me on _____, by Anita Wahlstrom

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

Signature of Notary Public

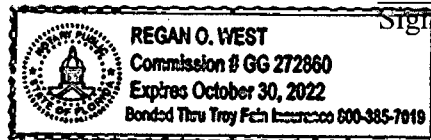
STATE OF FLORIDA, COUNTY OF St. Johns

This record was acknowledged before me on May 29, 2019, by Karen Manson

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

Regan O. West

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