

Recorded: 6/17/2019 at 3:34:56.0 PM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$183.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2019 PG: 1523



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 1st Avenue East Dyersville, Iowa 52040
Phone: (563) 875-9112

Taxpayer Information: (Name and complete address)

Sean M. and Brittany A. Steffen, 405 Harrison Street, Colesburg, Iowa 52035

Return Document To: (Name and complete address)

Sean M. and Brittany A. Steffen, 405 Harrison Street, Colesburg, Iowa 52035

Grantors:

James Helle Declaration of Trust Dated 9/26/2012

Grantees:

Sean M. Steffen
Brittany A. Steffen

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, James Helle

of the _____ (Trustee) (~~Co-Trustees~~)
James Helle Declaration of Trust Dated September 26, 2012
does hereby convey to Sean M. Steffen and Brittany A. Steffen, husband and wife, as joint tenants
with full rights of survivorship and not as tenants in common _____ the following described
real estate in Delaware County, Iowa: Lot Nine (9), Block Three (3), First Western Addition to
Colesburg, Iowa. Recorded in Book 1 Plats, Pages 73-86

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 June 12, 2019.

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

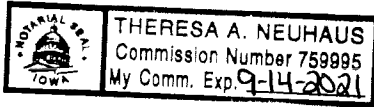
As (Trustee) (~~Co-Trustee~~) of
the above-entitled trust

Acknowledgment for Individual Trustee

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on June 12, 2019, by James Helle

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



Theresa A. Neuhaus
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