



Book 2019 Page 1583

2019 1583 Type 03 001 Pages 6
Date 6/21/2019 Time 3:09:46PM
Rec Amt \$32.00 Aud Amt \$50.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:

Thomas J. Hanson, Hanson Law Office, 401 E Main St, Manchester, Iowa 52057
Phone: (563) 927-5920

Taxpayer Information:

Schaul Apartments & Housing of Manchester, LLC, 1000 Gales Avenue, Manchester, IA 52057

Return Address

Thomas J. Hanson, Hanson Law Office, 401 E Main St, Manchester, Iowa 52057

Grantors:

Edmund P. Schaul Trust Agreement and Sherry A. Schaul Trust Agreement

Grantees:

Schaul Apartments & Housing of Manchester, LLC

Legal Description: See Pages 4, 5, & 6

Document or instrument number of previously recorded documents:

TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of \$1.00 Dollar(s) and other valuable consideration, Edmund P. Schaul, as Trustee under the provisions of a Trust Agreement created by Edmund P. Schaul and dated the 10th day of November, 1999; and Sherry A. Schaul as Trustee under the provisions of a Trust Agreement created by Sherry A. Schaul and dated the 10th day of November, 1999 do hereby convey to Schaul Apartments & Housing of Manchester, LLC, an Iowa Limited Liability Company the following described real estate in Delaware County, Iowa:

See attached legal description.

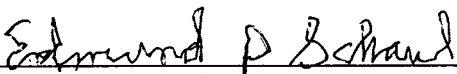
This deed is exempt according to Iowa Code 428A.2 (21).

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.

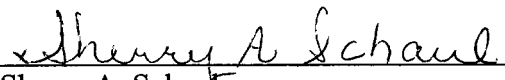
The grantor further warrants to the grantees all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the 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 21, 2018.



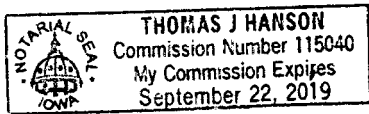
Edmund P. Schaul
As Trustee of the above-entitled trust

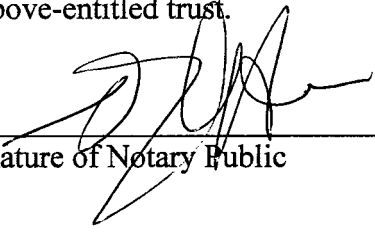


Sherry A. Schaul
As Trustee of the above-entitled trust

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on June 21, 2019, by Edmund P. Schaul and Sherry A. Schaul as Trustees of the above-entitled trust.





Signature of Notary Public

LEGAL DESCRIPTION OF PARCELS BEING TRANSFERRED

Parcel #1

Lot Two (2) of The Subdivision of Lot 7 of the Subdivision of Lots 230 & 231 of the Original Town of Manchester, Delaware County, Iowa, according to plat recorded in Book 2002, Page 1549.

Parcel #2

Lot Two (2), Subdivision of Lots Two Hundred Thirty (230) and Two Hundred Thirty One (231), Manchester, Iowa, except the North six (6) inches and except the South six (6) inches of said Lot, according to plat recorded in Book 1 Plats, Page 14.

Parcel #3

LEGAL DESCRIPTION:

The South seventy seven (77.0) feet of the East one hundred thirty two (132.0) feet of Lot Seventy Two (72) of Henry Acers' Addition to Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 1.

Parcel #4

The East eighty (80.0) feet of the North one-half (N $\frac{1}{2}$) of the West one-half (W $\frac{1}{2}$) of Lot Twenty One (21), Iowa Land Company's Addition to Manchester, Iowa, according to plat recorded in Book 4 L.D., Pages 484-485.

Parcel #5

That part of Lot One (1) of the Subdivision of Lot One (1) in the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Twenty Eight (28), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., according to plat recorded in Book A Plats, Page 23, described as commencing at a point on the South line of the Southeast Quarter (SE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of said Section Twenty Eight (28), which point is seventy (70.0) feet West of the West line of the street running North and South through said tract, and running thence North one hundred fifty three (153.0) feet, thence West to a point which is one hundred (100.0) feet East of the West line of said Southeast Quarter (SE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$), thence South one hundred fifty three (153.0) feet, thence East to the point of beginning.

Parcel #6

The South one-half (S $\frac{1}{2}$) of the East one-half (E $\frac{1}{2}$) of Lot Twenty Eight (28), Burrington's Addition to Manchester, Iowa, according to plat recorded in Book 1 L.D., Page 245.

Parcel #7

The North forty two (42.0) feet of Lot Thirty One (31), Burrington's Addition to Manchester, Iowa, according to plat recorded in Book 1 L.D., Page 245, and commencing at the Northwest corner of said Lot Thirty One (31), and running thence West to the East line of the right-of-way of the Manchester and Onida Railway Company, thence South forty two (42.0) feet, thence East to the West line of said Lot Thirty One (31), thence North forty two (42.0) feet to the place of beginning, subject to use of roadway as reserved in deed recorded in Book V, Page 477; now known as Lot 3 of Lot 31 and Lot 3 of Lot 31-A Burrington's Addition in the City of Manchester, Delaware County, Iowa, according to plat recorded in Book 2 Plats, Page 5.

Parcel #8

Commencing at a point on the East line of Lot Thirty One (31), Burrington's Addition to Manchester, Iowa, according to plat recorded in Book 1 L.D., Page 245, forty two (42) feet South of the Northeast corner of said Lot, running thence South on East line of said Lot to a point sixty six (66) feet North of the South line of said Lot, thence West to the East line of Manchester and Onida Railroad right of way, thence North along the East line of said right of way to a point directly West of beginning, thence East to beginning, subject to use of roadway as reserved in deed recorded in Book V, Page 477; now known as Lot 2 of Lot 31 and Lot 2 of Lot 31-A, Burrington's Addition in the City of Manchester, Delaware County, Iowa, according to plat recorded in Book 2 Plats, Page 5.

Parcel #9

The East sixty six (66.0) feet of the Southwest Quarter (SW¼) of Lot L of Iowa Land Company's Subdivision of part of Manchester, Iowa, except the South forty (40.0) feet used for street purposes, the same being a part of extended Howard Street; and further except that part of the West sixty six (66.0) feet of the East one hundred forty four (144.0) feet of the South one half (S½) of said Lot L, overlapping the above description, according to plat recorded in Book 4, L.D., Page 514.

Parcel #10

Lot Three (3), Block Four (4), in Toogood and Bethel's Subdivision of the North part of Lot I of the Iowa Land Company's Subdivision of part of Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 9.

Parcel #11

The North one hundred five (105.0) feet of the East seventy one (71.0) feet of the West seventy four (74.0) feet of Lot Fifteen (15), Burrington's Addition to Manchester, Iowa, according to plat recorded in Book 1 L.D., Page 245.

Parcel #12

Lot Eight (8), Block Six (6), Shelden and Harris Addition to Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 97.

Parcel #13

The East one-half (E½) of Lot Twenty Four (24), A. R. Loomis Addition to Manchester, Iowa, according to plat recorded in Book 15 L.D., Page 410.

Parcel #14

The East twenty nine and one half (29 1/2) feet of Lot Eighty Eight (88), and the West twenty three (23) feet of Lot Eighty Nine (89), Manchester, Iowa, according to plat recorded in Book 1 L.D., Page 284.

Parcel #16

Lot Thirty One (31) and the East eight (8.0) feet of Lot Thirty (30), Manchester, Iowa, according to plat recorded in Book 1 L.D., Page 284.

Parcel #17

The West sixty (60.0) feet of Lot Two Hundred Eighty One (281), Manchester, Iowa, according to plat recorded in Book 1 L.D., Page 284.

Parcel #18

Commencing at the Southwest corner of Lot Ten (10) of the Subdivision of a part of the North one half of the South East quarter and the South one half of North East quarter of Section Twenty Nine (29), Township Eighty Nine (89) North, Range Five (5) West of the Fifth P.M., thence South sixty four (64) feet, thence East ten (10) rods, thence North sixty four (64) feet, thence West ten (10) rods to beginning, the same being a part of Lot Eleven (11) of said subdivision.

Parcel #19

The West ninety five (95.0) feet of that part of Lots Eleven (11) and Twelve (12) of the Subdivision of the North one-half (N $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) and the South one-half (S $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Twenty Nine (29), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., according to plat recorded in Book A Plats, Page 6, described as commencing at a point thirty three (33.0) feet North of the Southwest corner of said Lot Twelve (12), thence East one hundred sixty eight and five-tenths (168.5) feet, thence North ninety five (95.0) feet, thence West one hundred sixty eight and five-tenths (168.5) feet, thence South ninety five (95.0) feet to the point of beginning.

Parcel #20

That portion of the former Manchester and Onondaga Railway Company right-of-way, being a strip of land of the uniform width of fifty (50.0) feet, which lies between the North line, extended West, of the South fifty-five (55.0) feet of Lot Thirty-two (32) and the South line, extended West, of the North eighty-two and five-tenths (82.5) feet of Lot Thirty-one (31), of Burrington's Addition to Manchester, Iowa, according to plat recorded in Book 1 L.D., Page 245; said strip abuts on the West line of Lot One (1) of Lot Thirty-two A (32A), Lot Three (3) of Lot Thirty-one A (31A), and Lot Two (2) of Lot Thirty-one A (31A), of said Burrington's Addition, according to plat recorded in Book 2 Plats, Page 5.

PARCEL #21

The North sixty six (66.0) feet of the East one hundred twenty (120.0) feet of Lot One Hundred Eleven (111), and the South fifty four (54.0) feet of the East one hundred twenty (120.0) feet of Lot One Hundred Twelve (112), Henry Acers' Addition to Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 1.