

Recorded: 6/24/2019 at 1:53:28.0 PM
County Recording Fee: \$42.00
Iowa E-Filing Fee: \$3.78
Combined Fee: \$45.78
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2019 PG: 1596

Prepared by: Darrel A. Morf, Simmons Perrine Moyer Bergman PLC
and return to: 115 Third Street SE - Suite 1200, Cedar Rapids, Iowa 52401 (319) 366-7641

SPACE ABOVE THIS LINE FOR RECORDER

Address Tax Statement: LeRoy John Schnieders: 1593 190th Street, Manchester, IA 52057

TRUSTEE WARRANTY DEED

For the consideration of one dollar and other valuable consideration, **LEROY JOHN SCHNIEDERS, AS TRUSTEE OF THE MARY VALENE SCHNIEDERS IRREVOCABLE INTER VIVOS TRUST DATED NOVEMBER 18, 1991, AS AMENDED AND RESTATED ON MAY 13, 2010**, does hereby convey to **LEROY JOHN SCHNIEDERS, AS TRUSTEE OF THE FAMILY TRUST CREATED UNDER THE MARY VALENE SCHNIEDERS IRREVOCABLE INTER VIVOS TRUST DATED NOVEMBER 18, 1991, AS AMENDED AND RESTATED ON MAY 13, 2010**, the following described real estate in Delaware County, Iowa:

See Exhibit "A" attached hereto and incorporated herein by reference (page 3),

together with and subject to covenants, conditions, restrictions and easements of record.

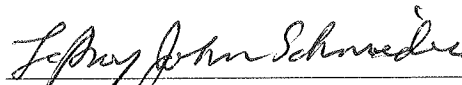
The grantor hereby covenants with grantee, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above 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 grantee 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.

This deed represents a transfer of real estate, being a distribution from a trust without additional consideration and is therefore exempt from transfer tax pursuant to Iowa Code Section 428A.2(20 and 21), and for the same reason is exempt from the requirements of a declaration of value and a groundwater hazard statement.

Words and phrases herein, including the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: 6-20, 2019



LEROY JOHN SCHNIEDERS, AS TRUSTEE OF THE MARY VALENE SCHNIEDERS IRREVOCABLE INTER VIVOS TRUST DATED NOVEMBER 18, 1991, AS AMENDED AND RESTATED ON MAY 13, 2010

STATE OF IOWA, COUNTY OF Delaware, ss:

This instrument was acknowledged before me this 20th day of June, 2019 BY LEROY JOHN SCHNIEDERS, AS TRUSTEE OF THE MARY VALENE SCHNIEDERS IRREVOCABLE INTER VIVOS TRUST DATED NOVEMBER 18, 1991, AS AMENDED AND RESTATED ON MAY 13, 2010.



A handwritten signature in cursive script, appearing to read "Cheryl A. Keltner".

Notary Public in and for said State
My Commission Expires: 7-2-22

EXHIBIT "A"
LEGAL DESCRIPTION

The West 285.28 feet of the East 570.56 feet of the South 228.44 feet of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 13-89N-6W, Delaware County, Iowa, subject to public highways;

AND

The North $\frac{1}{2}$ of the NW $\frac{1}{4}$; the North $\frac{1}{2}$ of the NE $\frac{1}{4}$, Section 3-89N-6W, Delaware County, Iowa,

The South $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 34-90N-6W, Delaware County, Iowa;

AND

The West $\frac{1}{2}$ of the NW $\frac{1}{4}$; the West $\frac{3}{8}$ of the East $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 15-89N-6W, Delaware County, Iowa;

AND

The SE $\frac{1}{4}$ of Section 29-90N-6W, Delaware County, Iowa, EXCEPT commencing at a point in the center of the public highway which is directly East of the NE corner of said SE $\frac{1}{4}$ and running thence West along the North line of said SE $\frac{1}{4}$ 345.0 feet; thence South at right angles and parallel to said public highway a distance of 704.0 feet; thence East and parallel to the North line of said SE $\frac{1}{4}$ 345.0 feet to the center of said highway; thence North along the center of said highway 704.0 feet to the point of beginning.