

2nd,
Citizens State Bank
PO Box 517
Monticello, IA 52310



Book 2019 Page 1873

2019 1873 Type 03 001 Pages 3
Date 7/17/2019 Time 10:04:49AM
Rec Amt \$17.00 Aud Amt \$5.00
Rev Transfer Tax \$103.20
Rev Stamp# 274 DOV# 288

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA



TRUSTEE SPECIAL WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 108

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Nathan D. Runde, 2080 Southpark Court Dubuque, Iowa 52003
Phone: (563) 582-2926

Taxpayer Information: (Name and complete address)

Ryan DeShaw and Jennifer DeShaw, 804 5th Ave., SE, Dyersville, IA 52040

Return Document To: (Name and complete address)

Ryan DeShaw and Jennifer DeShaw, 804 5th Ave., SE, Dyersville, IA 52040

Grantors:

The Gary L. Boge Revocable Trust
dated July 27, 2012

Grantees:

Ryan F. Deshaw
Jennifer L. Deshaw

Legal description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE SPECIAL WARRANTY DEED
(Inter Vivos Trust)

For the consideration of Ten (\$10) Dollar(s) and
other valuable consideration, Gary L. Boge

(Trustee) (~~Co-Trustees~~)
of the The Gary L. Boge Revocable Trust dated July 27, 2012

does hereby convey to Ryan F. DeShaw and Jennifer L. DeShaw, husband and wife, as joint tenants
with full rights of survivorship and not as tenants in common the following described

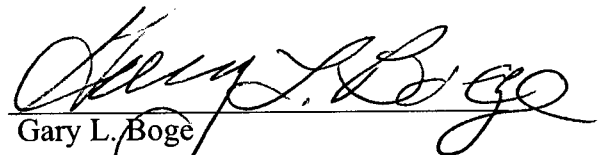
real estate in Delaware County, Iowa: PARCEL E PART OF THE SOUTHWEST QUARTER
(SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4), SECTION SEVENTEEN (17), TOWNSHIP
EIGHTY-EIGHT NORTH (T88N), RANGE THREE WEST (R3W) OF FIFTH PRINCIPAL
MERIDIAN, DELAWARE COUNTY, IOWA, ACCORDING TO PLAT RECORDED IN BOOK
2008, PAGE 3829, CORRECTED AND SUPERSEDED BY PLAT RECORDED IN BOOK 2009,
PAGE 1764

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 7/8/19.



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

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

CAVEAT: The trustee/grantor should consult with their lawyer concerning the trustee's personal liability arising out of the
warranties contained herein.

Acknowledgement for Individual Trustee

STATE OF IOWA, COUNTY OF ~~DUBUQUE~~ Delaware
This record was acknowledged before me on 7/8/19, by Gary L. Boge

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



[Signature]
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

Acknowledgement 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