

Recorded: 7/29/2019 at 1:29:10.0 PM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$686.40
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2019 PG: 1993

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:

Steven E. Carr, 117 S. Franklin Street, PO Box 333, Manchester, Iowa 52057
Phone: (563) 927-4164

Taxpayer Information:

Jeffrey E. Koopmann, 21 6th Street, Delhi, IA 52223

Return Address

Jeffrey E. Koopmann, 21 6th Street, Delhi, IA 52223

Grantors:

Rose A. Koopmann Revocable Trust dated August 31, 2015, and any amendments thereto

Grantees:

Jeffrey E. Koopmann

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of \$429,403.00 Dollar(s) and other valuable consideration, Joe Koopmann, Mary LaMar, and John Koopmann, Co-Trustees of Rose A. Koopmann Revocable Trust dated August 31, 2015, and any amendments thereto do hereby convey to Jeffrey E. Koopmann the following described real estate in Delaware County, Iowa:

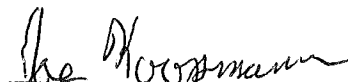
The Southwest Quarter (SW¼) of Section Twenty (20), Township Eighty Eight (88) North, Range Four (4), West of the Fifth P.M., except Parcel U part of the NW¼-SW¼ Sec. 20, T88N, R4W of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2008, Page 1658

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: July 24, 2019.



Joe Koopmann



Mary LaMar

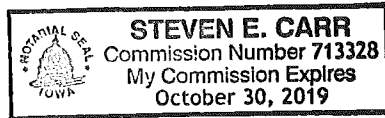


John Koopmann
As Co-Trustees of the above-entitled trust

ACKNOWLEDGMENT FOR INDIVIDUAL TRUSTEE

STATE OF IOWA, COUNTY OF DELAWARE

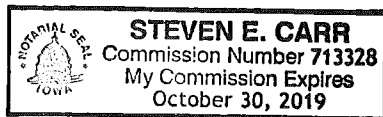
This record was acknowledged before me on July 25, 2019, by Joe Koopmann. As Co-Trustee of the above-entitled trust.



Steven E Carr
Signature of Notary Public

STATE OF IOWA, COUNTY OF DELAWARE

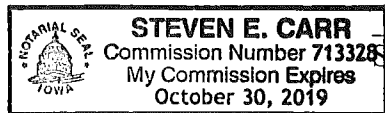
This record was acknowledged before me on July 24, 2019, by Mary LaMar. As Co-Trustee of the above-entitled trust.



Steven E Carr
Signature of Notary Public

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on July 24, 2019, by John Koopmann. As Co-Trustee of the above-entitled trust.



Steven E Carr
Signature of Notary Public