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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

241 Community Place & W
1351 NW 114th Street
Clive, Iowa 53015



TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 107

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Todd J. Locher, 202 2nd Ave NW, PO Box 7 Farley, Iowa 52046
Phone: (563) 744-3359

Taxpayer Information: (Name and complete address)

James N. and Karen M. Armstrong, 10206 Hickory Ln, Des Moines, IA 50322

Return Document To: (Name and complete address)

Todd J. Locher, 202 2nd Ave NW, PO Box 7 Farley, Iowa 52046

Grantors:

The August L. Ronnebaum, Sr.,
Revocable Living Trust

Grantees:

James Neil Armstrong
Karen Marie Armstrong

Legal description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED (INTER-VIVOS TRUST)

For the consideration of _____ Ten _____ Dollar(s) and
other valuable consideration, August L. Ronnebaum, Sr.

_____ (Trustee) (~~Co-Trustees~~)
of the _____ The August L. Ronnebaum, Sr., Revocable Living Trust
does hereby convey to James Neil Armstrong and Karen Marie Armstrong, 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: All that part of the South one-fourth (S¹/₄) of the
Southeast Quarter (SE¹/₄) of the Southeast Quarter (SE¹/₄) of Section Fourteen (14), Township Ninety
(90) North, Range Four (4), West of the Fifth Principal Meridian that lies West of the centerline of
the County Road.

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 7-25-19.

August L. Ronnebaum, Sr.
August L. Ronnebaum, Sr.
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 7-25-19, by August L.

Ronnebaum, Sr.

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

Diane K Goerd
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