



Book 2021 Page 2297

Document 2021 2297 Type 03 001 Pages 2
Date 6/24/2021 Time 2:42:02PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$479.20
Rev Stamp# 229 DOV# 233

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Return To: Robin and Sandra L. Erickson, 243 Bailey Dr, Manchester, IA 52057
Taxpayer: Robin and Sandra L. Erickson, 243 Bailey Dr, Manchester, IA 52057
Preparer: Todd J. Locher, 202 2nd Avenue NW, PO Box 7, Farley, IA 52046, Phone: 563-744-3359



TRUSTEE WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Julie Ann Schechtman, Trustee of The Edward and Mary Ann Schulte Revocable Trust, Dated February 28, 2007, does hereby Convey to Robin Erickson and Sandra L. Erickson, 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:

That part of the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Thirty Three (33), Township Eighty Nine (89) North Range Five (5), West of the Fifth Principal Meridian described as commencing at the point where the centerline of Bailey Drive intersects the South line of said Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$), thence running West on said South line of the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) a distance of two hundred (200.0) feet, thence Northwesterly on a line parallel with the centerline of Bailey Drive a distance of three hundred (300.0) feet to the point of beginning, thence continuing Northwesterly on a line parallel with the centerline of Bailey Drive one hundred (100.00) feet, thence running Northeasterly to a point on the centerline of Bailey Drive that is four hundred twenty seven (427.0) feet Northwesterly from the South line of said Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$), thence Southeasterly along the centerline of Bailey Drive one hundred (100.0) feet, thence Southwesterly to the point of beginning.

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: 6-23-2021.

The Edward and Mary Ann Schulte Revocable
Trust, Dated February 28, 2007

By Julie Ann Schechtman Trustee
Julie Ann Schechtman, as Trustee

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on 6-23-2021,
by Julie Ann Schechtman, Trustee of the above-entitled trust.

Teresa Turnis
Signature of Notary Public

