

Recorded: 6/29/2021 at 3:24:10.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.68
Combined Fee: \$20.68
Revenue Tax: \$19.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 2348

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Nathan D. Runde, 2080 Southpark Ct., Dubuque, IA 52003, Phone: 563 582-2926

Taxpayer Information: City of Manchester, Iowa, 208 East Main St., Manchester, IA 52057

Return Document To: City of Manchester, Iowa, 208 East Main St., Manchester, IA 52057

Grantors: Gary L. Boge as trustee of The Gary L. Boge Revocable Trust dated July 27, 2012.

Grantees: City of Manchester, Iowa

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Gary L. Boge, Trustee of The Gary L. Boge Revocable Trust dated July 27, 2012, does hereby Convey to City of Manchester, Iowa, a corporation organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

Lot 21 of Grayson's First Subdivision, a Subdivision of Lot 12 of Sun Rise Acres Addition, City of Manchester, Delaware County, Iowa, according to plat recorded in Book 3 Plats, Page 182.

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: 6/29/21

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

By *Gary L. Boge*
Gary L. Boge, as Trustee

STATE OF IOWA, COUNTY OF Dubuque

This record was acknowledged before me on 6/29/21, by Gary L. Boge, Trustee of the above-entitled trust.



Nathan Runde
Signature of Notary Public