

Recorded: 7/16/2021 at 10:30:53.0 AM
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.50
Combined Fee: \$30.50
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 2555

Prepared by: Travis J. Schroeder, Simmons Perrine Moyer Bergman PLC
and return to: 115 Third Street SE - Suite 1200, Cedar Rapids, Iowa 52401 (319) 366-7641

SPACE ABOVE THIS LINE FOR RECORDER

Address Tax Statements: Robert A. Schaul: 1209 210th Street, Masonville, IA 50654

TRUSTEE WARRANTY DEED

For the consideration of one dollar and other valuable consideration, **ROBERT A. SCHAUL, AS TRUSTEE OF THE MARJORIE A. SCHAUL REVOCABLE TRUST DATED NOVEMBER 14, 2017**, does hereby convey to **ROBERT A. SCHAUL, AS TRUSTEE OF THE MARITAL TRUST CREATED UNDER THE MARJORIE A. SCHAUL REVOCABLE TRUST DATED NOVEMBER 14, 2017**, following described real estate in Delaware County, Iowa:

An undivided one-half interest in and to:

That part of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 33 lying South of the railroad right of way; and the West $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 28 (except that part lying North of the middle of Prairie Creek Road); and the S $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 33; also the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 33 (except railroad right of way); also all that part of the North $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 32 lying North of the right of way of the railroad (except 23 acres conveyed to Henry F. Sullivan by deed dated January 25, 1900 and recorded in Book 46, Page 53 of the Delaware County Records); all of the foregoing in Township 89 North, Range 6, West of the 5th P.M., Delaware County, Iowa, subject to highways;

together with and subject to covenants, conditions, restrictions and easements of record.

The grantor hereby covenants with grantee, 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 grantee 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 grantee 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.

This deed represents a transfer of real estate, being a distribution from a trust without additional consideration and is therefore exempt from transfer tax pursuant to Iowa Code Section 428A.2(20 and 21), and for the same reason is exempt from the requirements of a declaration of value and a groundwater hazard statement.

Words and phrases herein, including the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: July 14, 2021

Robert Schaul
ROBERT A. SCHAUL, TRUSTEE OF THE MARJORIE
A. SCHAUL REVOCABLE TRUST DATED NOVEMBER
14, 2017

STATE OF IOWA, COUNTY OF LINN, ss:

This instrument was acknowledged before me this 14th day of July, 2021
by **ROBERT A. SCHAUL**, AS TRUSTEE OF THE **MARJORIE A. SCHAUL REVOCABLE TRUST DATED
NOVEMBER 14, 2017.**

[Signature]
Notary Public in and for said State
My Commission Expires: 8-25-2021

