

Recorded: 7/19/2021 at 9:14:40.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$59.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 2578

Return to Taxpayer: Daniel A. Thein and Sydney L. Thein, 416 1st Street, Box 13, Colesburg, IA 52035-0013

Prepared by: Gary L. Mick, 318 S. River Park Drive, P.O. Box 609, Guttenberg, Iowa 52052-0609 Phone: (563) 252-1733

TRUSTEES' WARRANTY DEED
(Inter-Vivos Trust)

For the consideration of one Dollar and other valuable consideration, **Tommy N. Klaus and Sandra K. Klaus, Trustees of the Tommy N. Klaus and Sandra K. Klaus Revocable Trust Agreement dated September 22, 2015**, do hereby convey to **Daniel A. Thein and Sydney L. Thein, 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:

Parcel 2021-31; in the Northwest Quarter of the Southeast Quarter Section 7, Township 90 North, Range 3 West of the 5th P.M., Delaware County, Iowa, according to the plat recorded in Book 2021, Page 1257.

The grantors 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: 7/16/21

Tommy N. Klaus and Sandra K. Klaus
Revocable Trust Agreement dated
September 22, 2015

By: Tommy N. Klaus Trustee
Tommy N. Klaus, Trustee

By: Sandra K. Klaus Trustee
Sandra K. Klaus, Trustee

STATE OF IOWA, COUNTY OF Clayton ss:

This record was acknowledged before me on this 16 day of July,
2021, by Tommy N. Klaus and Sandra K. Klaus, Trustees of the Tommy N. Klaus
and Sandra K. Klaus Revocable Trust Agreement dated September 22, 2015.

Gary L. Mick

Signature of Notary Public

