

Recorded: 8/18/2021 at 11:54:38.0 AM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$479.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 2963

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Roger J Kurt, Suite 305 Springs Building, 2728 Asbury Road, Dubuque, IA 52001, Phone: 563/690-1495

Taxpayer Information: Joshua D. Lansing, 2836 Hwy 38, Hopkinton IA 52237

Return Document To: Joshua D. Lansing, 2836 Hwy 38, Hopkinton IA 52237

Grantors: Cherryl T. Thomas Trust by Cherryl T. Thomas, Trustee

Grantees: Joshua D. Lansing

Legal Description: See Attachment

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Cherryl T. Thomas, Trustee of the Cherryl T. Thomas Trust dated May 26, 2016, does hereby convey to Joshua D. Lansing, the following described real estate in Delaware County, Iowa:

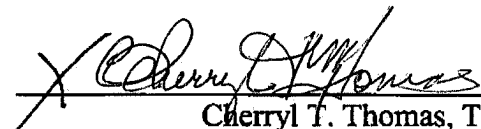
See Attachment

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.

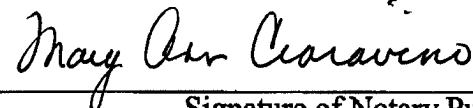
Dated: 8-6-21



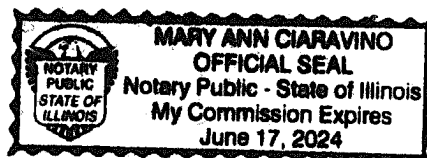
Cherryl T. Thomas, Trustee of
The Cherryl T. Thomas Trust dated May 26, 2016
Grantor

STATE OF ILLINOIS, COUNTY OF COOK

This record was acknowledged before me on AUGUST 6, 2021 by
Cherryl T. Thomas, Trustee of The Cherryl T. Thomas Trust dated May 26, 2016.



Signature of Notary Public



The West one-half (W $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) except the South two (2) rods thereof, in Section One (1), Township Eighty Seven (87) North, Range Four (4), West of the Fifth P.M., except road, and also except that part described as commencing at the Southwest corner of the Northwest Quarter (NW $\frac{1}{4}$) of said Section One (1), thence North one thousand five hundred eighty three and sixty eight hundredths (1583.68) feet along the West line of the Northwest Quarter (NW $\frac{1}{4}$) of said Section One (1) to the point of beginning, thence North four hundred two and sixty-six hundredths (402.66) feet along the West line of the Northwest Quarter (NW $\frac{1}{4}$) of said Section One (1), thence North 86° 47' 20" East five hundred fifteen and thirty eight hundredths (515.38) feet, thence South 5° 44' 20" East four hundred thirteen and two-tenths (413.2) feet, thence South 87° 53' 50" West five hundred fifty six and twenty seven hundredths (556.27) feet to the point of beginning, including Parcel B Part Of The Southwest Quarter (SW $\frac{1}{4}$) Of The Northwest Quarter (NW $\frac{1}{4}$), Section One (1), Township Eighty-Seven North (T87N), Range Four West (R4W) Of The Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 1999, Page 2963, and also including Parcel 2014-04 part of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ & part of the SW $\frac{1}{4}$ NW $\frac{1}{4}$, Section 1, T87N, R4W of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2014, Page 482, and Amended Plat recorded in Book 2014, Page 1850, but excepting Parcel 2014-05 part of the SW $\frac{1}{4}$ NW $\frac{1}{4}$, Section 1, T87N, R4W of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2014, Page 482, and Amended Plat recorded in Book 2014, Page 1850.