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Date 8/25/2021 Time 2:51:31PM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$591.20

Rev Stamp# 351 DOV# 350

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: George A Davis, 225 1st Avenue East, Dyersville, IA 52040, Phone: 563-875-9112

Taxpayer Information: Michael W. and Jill R. Ridenour, 1248 Candle Road, Manchester, IA 52057

Return Document To: Michael W. and Jill R. Ridenour, 1248 Candle Road, Manchester, IA 52057

Grantors: David A. Mather as trustee of David A. Mather Revocable Trust U/D/O February 3, 2020

Grantees: Michael W. Ridenour and Jill R. Ridenour

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, David A. Mather, Trustee of David A. Mather Revocable Trust U/D/O February 3, 2020, does hereby Convey to Michael W. Ridenour and Jill R. Ridenour, as 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:

Lot Sixty Nine (69) of Turtle Creek Camp Replat being part of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE 1/4), Section Twenty-Six (26), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa and part of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW 1/4), Section Twenty-five (25), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 1999, Page 4340; also all lake frontage running to the waterfront and then at right angles to the middle of Delhi Lake in respect to and adjoining said Lot Sixty Nine (69)

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: August 20, 2021

David A. Mather Revocable Trust U/D/O
February 3, 2020

By David A. Mather
David A. Mather, as Trustee

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on August 20, 2021,
by David A. Mather, Trustee of the above-entitled
trust.



Susan K Meyer
Signature of Notary Public