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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$75.20

Rev Stamp# 479 DOV# 481

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Peter Wessels, 423 17th St, Rock Island, IL 61201, Phone: 309-794-9400

Taxpayer Information: Mitchell Tanner 101 Walker Drive, Manchester, Iowa 52057

Return Document To: 101 Walker Drive, Manchester, Iowa 52057

Grantors: Earl P. Mitchell as Trustee of the Mitchell Family Trust dated July 10, 2019

Grantees: Mitchell Tanner and Emily Tanner

Legal Description: See Page 2

Document or instrument number of previously recorded documents: Book 2019, Page 1795

Mitch Tanner
25410 Malice Dr
Rock Island, IL 61201
309-794-9400



TRUSTEE WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Earl P. Mitchell as Trustee of the Mitchell Family Trust dated July 10, 2019, does hereby Convey to Mitchell Tanner and Emily Tanner, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

The South One-Half (S 1/2) of Lot Thirteen (13) of Nelson's Subdivision to Manchester, Iowa, according to Plat Recorded in Book 4 of Plats, Pages 2-5.

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: October 28, 2021.

MITCHELL FAMILY TRUST, Grantor

Earl P. Mitchell, Trustee

STATE OF IOWA, COUNTY OF BUCHANAN

This record was acknowledged before me on October 28, 2021 by Earl P. Mitchell, as Trustee of the Mitchell Family Trust.

Signature of Notary Public

