



Book 2021 Page 4078

Document 2021 4078 Type 03 001 Pages 2

Date 11/22/2021 Time 1:45:54PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$1,136.80

Rev Stamp# 516

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:

John Mossman, 122 E. 4th Street, Vinton, IA 52349, Phone: 319-472-2396

Taxpayer Information:

ⓧ Ricky J. Hilby and Roni L. Hilby, 1276 255th St., Manchester, IA 52057

Return Document To:

John Mossman, 122 E. 4th Street, Vinton, Iowa 52349

Grantors:

Linda J. Dunham, as Trustee of the Dunham Family Trust dated July 11, 2006

Grantees:

Ricky J. Hilby

Roni L. Hilby

Legal Description: See Page 2

Document or instrument number of previously recorded documents: Book 2010, Page 2315



TRUSTEE WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Linda J. Dunham, Trustee of The Dunham Family Trust dated July 11, 2006, does hereby Convey to Ricky J. Hilby and Roni L. Hilby, 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:

SW ¼ Sec 18, Twp 88N R6, W of 5 P.M.

This deed is given in fulfillment of a certain real estate contract recorded August 2, 2010, in Book 2010, Page 2315, Office of the Delaware County Recorder.

The grantors hereby covenant with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantors have 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.

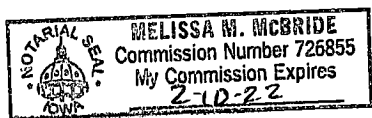
Dated: November 9, 2021

The Dunham Family Trust dated July 11, 2006

By Linda J. Dunham
Linda J. Dunham, as Trustee

STATE OF IOWA, COUNTY OF BENTON:

This record was acknowledged before me on November 9, 2021 by Linda J. Dunham, as Trustee of The Dunham Family Trust dated July 11, 2006.



Melissa M. McBride
Signature of Notary Public