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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

TRUSTEE SPECIAL WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Henry E. Edsill, 607 Sycamore St., Ste. 500, Waterloo, IA 50703,
Phone: (319)234-0535

Taxpayer Information: Virginia A. McNeill, 1412 Via Margarita, Palos Verdes Estates, CA
90274

Return Document To: Henry E. Edsill, P.O. Box 928, Waterloo, IA 50704-0928

Grantors: Cynthia Rustanius, Trustee
WSM Trust U/A 10/5/11

Grantees: Virginia A. McNeill

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

*and
C. Kevin McNeill
P.O. Box 928
Waterloo IA 50704*



TRUSTEE SPECIAL WARRANTY DEED

For the consideration of One Dollar and other valuable consideration, Cynthia Rustanius, Trustee of WSM Trust U/A 10/5/11, does hereby convey to Virginia A. McNeill, the following described real estate in Delaware County, Iowa:

An undivided two-thirds (2/3) interest in and to the West Half of the Southwest Quarter (W1/2 SW1/4), Section Thirty-three (33), and the East Half of the Southeast Quarter (E1/2 SE1/4), Section Thirty-two (32), all in Township Eighty-seven (87) North, Range Three (3) West of the 5th P.M., Delaware County, Iowa.

Lindaaura Yamile Leguizamo, surviving spouse of Wayne S. McNeill, joins in this deed to acknowledge that she waives all rights of dower, elective share, spousal support and homestead in the property described above regardless of any right Iowa law may give her therein.

This deed is exempt according to Iowa Code 428A.2(21).

The grantor does hereby covenant with grantees, and successors in interest, to warrant and defend the real estate against the lawful claims of all persons claiming by, through or under grantor, 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 4th, 2021

WSM Trust U/A 10/5/11

11/19/21 By Cynthia Rustanius
Cynthia Rustanius, as Trustee

Lindaaura Yamile Leguizamo
Lindaaura Yamile Leguizamo, as Surviving Spouse

J.L. Alvarado
STATE OF CALIFORNIA, COUNTY OF *J.L. Clark*

This record was acknowledged before me on _____, 2021, by
Cynthia Rustanius, Trustee of the above-entitled trust.

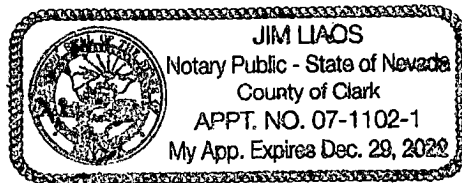
Signature of Notary Public

Nevada
STATE OF CALIFORNIA, COUNTY OF *Clark*

This record was acknowledged before me on *November 4th*, 2021, by
Lindaaura Yamile Leguizamo, a single person and unmarried widow of Wayne S. McNeill.

J. Liao

Signature of Notary Public



ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

On November 19, 2021, before me, LISA RENAE NUNLEY, Notary Public, personally appeared Cynthia Rustanius, who proved to me on the basis of satisfactory evidence to be the person(s) whose name is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity(ies) upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


NOTARY PUBLIC

