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Document 2022 211 Type 03 001 Pages 2  
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Rec Amt \$12.00 Aud Amt \$5.00

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

**TRUSTEE WARRANTY DEED  
Recorder's Cover Sheet**

**Preparer Information:** Lindsey Buchheit, Buchheit Law, PLC, P.O. Box 533, Sergeant Bluff,  
IA 51054; Phone: (712) 823-1024

**Taxpayer Information:** Joshua C. Beals and Heidi L. Beals, 200 3rd Ave SW, Unit 301,  
Cedar Rapids IA 52404

**Return Document To:** Joshua Beals, 200 3rd Ave SW Unit 301 Cedar Rapids, IA  
52404

**Grantors:** Joshua C. Beals and Heidi L. Beals, as Trustees of the Joint Revocable Trust of  
Joshua C. Beals and Heidi L. Beals, dated April 19, 2018

**Grantees:** Joshua C. Beals and Heidi L. Beals, husband and wife, as Joint Tenants with Full  
Rights of Survivorship, and not as Tenants in Common

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:** BK: 2018, PG: 1029



**TRUSTEE WARRANTY DEED  
(INTER-VIVOS TRUST)**

For the consideration of One Dollar (\$1.00) and other valuable consideration, Joshua C. Beals and Heidi L. Beals, as Trustees of the Joint Revocable Trust of Joshua C. Beals and Heidi L. Beals, dated April 19, 2018, GRANTORS, convey to Joshua C. Beals and Heidi L. Beals, husband and wife, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, GRANTEES, the following described real estate in Delaware County, Iowa:

Lot Thirty Three (33) of Stone's Second Addition to Delaware County, Iowa,  
according to re-recorded plat recorded in Book 3 Plats, Page 110.

subject to easements and restrictions of record, if any.

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


The grantors hereby covenant with grantees, and successors in interest, that grantors hold 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 grantors covenant to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

The grantors further warrant 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 grantors the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the trustees to the grantees is effective and rightful; and that the trustees know of no facts or legal claims which might impair the validity of the trust or the validity of the transfer.

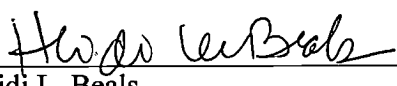
Words and phrases herein, including the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: Dec 10<sup>th</sup>, 2021.

Joint Revocable Trust of Joshua C. Beals and  
Heidi L. Beals, dated April 19, 2018

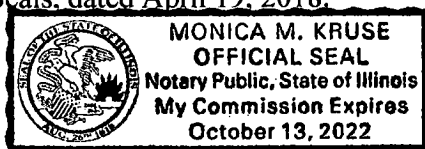
By   
Joshua C. Beals,  
as Trustee of the above-entitled Trust

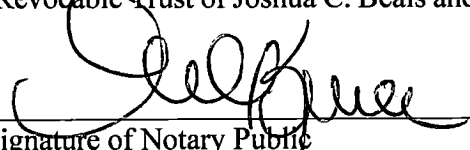
Joint Revocable Trust of Joshua C. Beals and  
Heidi L. Beals, dated April 19, 2018

By   
Heidi L. Beals  
as Trustee of the above-entitled Trust

STATE OF ILLINOIS, COUNTY OF ROCK ISLAND

This record was acknowledged before me on the 10 day of December, 2021, by Joshua C. Beals and Heidi L. Beals, as Trustees of the Joint Revocable Trust of Joshua C. Beals and Heidi L. Beals, dated April 19, 2018.



  
Signature of Notary Public

25-88-5