

Recorded: 1/21/2022 at 3:05:23.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 245

Prepared by: Mark R. Van Heukelom, Bradley & Riley PC, P.O. Box 2804, Cedar Rapids, IA 52406-2804; 319-363-0101
Return to/Address tax statement: Rebecca Hager, 304 6th Street, Grundy Center, IA 50638

TRUSTEE'S WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration, DAVID A. SUNLIN, in his capacity as Trust Officer for Citizens State Bank, Trustee of the ALLEN L. REMLING TRUST u/d/o DECEMBER 14, 2020, as amended, does hereby convey to REBECCA HAGER, a married person, an undivided one-half (1/2) interest in the following described real estate in Delaware County, Iowa:

NE ¼ EXCEPT THE WEST 287.21 FEET OF THE NORTH 455 FEET THEREOF, SECTION 5
TOWNSHIP 89, RANGE 6, DELAWARE COUNTY, 153.70 ACRES, MORE OR LESS.

The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record in the office of the Recorder of Delaware County, Iowa.

This deed is exempt from transfer tax and from filing a declaration of value and groundwater hazard statement pursuant to Iowa Code Section 428A.2(20).

By acceptance and recording of this Deed, Grantee acknowledges that she is purchaser for value in good faith and without notice of any adverse claim and has relied on the Individual Trustee's Affidavit recorded with the Deed pursuant to Iowa Code Section 614.14.

The Grantor hereby covenants with Grantee, and successors in interest, that Grantor holds the real estate by title in fee simple; that Grantor has good and lawful authority to 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 lawful claims of all persons, except as may be above stated.

The Grantor further warrants to the Grantee 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 Grantee 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.

This Deed was prepared at the request of the Grantor, without the benefit of a title search. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

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

Dated: January 21, 2022.

ALLEN L. REMLING TRUST u/d/o
DECEMBER 14, 2020, as amended

By: David A. Sunlin
DAVID A. SUNLIN, Trust Officer

STATE OF IOWA)
) ss:
COUNTY OF JONES)

This instrument was acknowledged before me on January 21, 2022 by DAVID A. SUNLIN, in his capacity as Trust Officer on behalf of Citizens State Bank, Trustee of the ALLEN L. REMLING TRUST u/d/o December 14, 2020, as amended.

Lisa R. Stevens
Notary Public in and for State

