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Date 1/28/2022 Time 12:45:54PM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$879.20

Rev Stamp# 58 DOV# 58

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

Preparer Information: Steven E Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Phone: 563-927-4164

Taxpayer Information: Joel and Judith Eckman, 2575 210th Ave, Delhi, IA 52223

☒ **Return Document To:** Joel and Judith Eckman, 2575 210th Ave, Delhi, IA 52223

Grantors: John R. Woodhouse and E. Kathleen Woodhouse as co-trustees of John R. Woodhouse and E. Kathleen Woodhouse Joint Revocable Trust dated January 19, 2016 as it may be amended from time to time

Grantees: ½ interest to Joel R. Eckman as trustee of the Joel R. Eckman Revocable Trust dated January 28, 2022, and ½ interest to Judith O. Eckman as trustee of the Judith O. Eckman Revocable Trust dated January 28, 2022

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

② EUE
Judith + Joel Eckman
20788 217th St
Delhi IA
52223



TRUSTEE WARRANTY DEED

For the consideration of Five Hundred Fifty Thousand Dollar(s) and other valuable consideration, John R. Woodhouse and E. Kathleen Woodhouse, Co-Trustees of John R. Woodhouse and E. Kathleen Woodhouse Joint Revocable Trust dated January 19, 2016 as it may be amended from time to time, does hereby Convey $\frac{1}{2}$ interest to Joel R. Eckman as trustee of the Joel R. Eckman Revocable Trust dated January 28, 2022, and $\frac{1}{2}$ interest to Judith O. Eckman as trustee of the Judith O. Eckman Revocable Trust dated January 28, 2022, the following described real estate in Delaware County, Iowa:

Parcel S and Parcel U: Part of the NE $\frac{1}{4}$ -SE $\frac{1}{4}$ Sec. 23, T88N, R5W of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2004, Page 3150; also Parcel F- Part of Lot 129 of "Clair-View Acres at Delhi, Iowa", in Sections 23 and 26, Milo Township. (T88N, R5W of the Fifth P.M.), Delaware County, Iowa, according to plat recorded in Book 7 Plats, Page 107, and also all that land lying Westerly of said Parcel F extending to the center of the Maquoketa River

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: January 28, 2022.

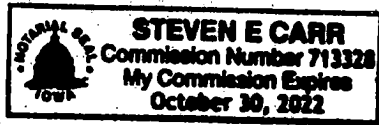
John R. Woodhouse and E. Kathleen Woodhouse
Joint Revocable Trust dated January 19, 2016 as
it may be amended from time to time

By John R. Woodhouse
John R. Woodhouse, as Trustee

By E. Kathleen Woodhouse
E. Kathleen Woodhouse, as Trustee

STATE OF IOWA, COUNTY OF DELAWARE

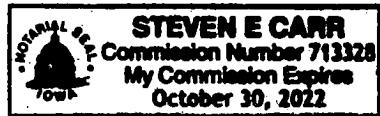
This record was acknowledged before me on January 28, 2022,
by John R. Woodhouse, Trustee of the above-entitled trust.



Sh E Carr
Signature of Notary Public

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on January 28, 2022,
by E. Kathleen Woodhouse, Trustee of the above-entitled trust.



Sh E Carr
Signature of Notary Public