

Recorded: 3/10/2022 at 3:27:43.0 PM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$1,344.80
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 825

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: John R. Rave and Carol McMahon-Rave, Trustees, 1301 160th Ave., Strawberry Point, IA 52076

TRUSTEE'S WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration, ANN MCMAHON-WHITMAN and MARIE ODDEN, in their capacity as Trustees of the RUTH A. McMAHON TRUST u/d/o October 12, 2016, do hereby convey an undivided one-half interest to JOHN R. RAVE in his capacity as TRUSTEE of the JOHN R. RAVE REVOCABLE TRUST AGREEMENT and an undivided one-half interest to CAROL E. McMAHON-RAVE in her capacity as TRUSTEE of the CAROL E. McMAHON-RAVE REVOCABLE TRUST AGREEMENT, the following described real estate in Delaware County, Iowa:

THE EAST ONE-HALF (E $\frac{1}{2}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION NINE (9), AND THE NORTH THREE-FOURTHS (N $\frac{3}{4}$) OF THE WEST ONE-HALF (W $\frac{1}{2}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION SIXTEEN (16), TOWNSHIP EIGHTY EIGHT (88) NORTH, RANGE SIX (6), WEST OF THE FIFTH P.M., EXCEPT THE WEST ONE THOUSAND TWO HUNDRED EIGHTY SEVEN (1287) FEET OF THE SOUTH THREE HUNDRED TWENTY FIVE (325) FEET OF THE EAST ONE HALF (E $\frac{1}{2}$) OF THE SOUTHWEST QUARTER (SE $\frac{1}{4}$) OF SAID SECTION NINE (9), DELAWARE COUNTY, IOWA.

By acceptance and recording of this Deed, Grantees acknowledge that they are purchaser for value in good faith and without notice of any adverse claim and have relied on the Individual Trustees' Affidavit recorded with the Deed pursuant to Iowa Code Section 614.14.

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 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 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 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 acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: March 9, 2022.

RUTH A. McMAHON TRUST u/d/o October 12, 2016

By: Ann McMahon-Whitman
ANN MCMAHON-WHITMAN, Trustee

By: Marie Odden
MARIE ODDEN, Trustee

STATE OF IOWA)
Linn) ss:
COUNTY OF JONES)

This instrument was acknowledged before me on March 9, 2022 by ANN MCMAHON-WHITMAN and MARIE ODDEN in their capacity as Trustees of the RUTH A. McMAHON TRUST u/d/o October 12, 2016.

Kristine K. Chambers
Notary Public in and for State

