

Recorded: 3/31/2022 at 10:39:41.0 AM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$275.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2022 PG: 1029

**Return To:** Charles I. Stock III, 18863 173<sup>rd</sup> Ave, Manchester, IA 52057

**Taxpayer:** Charles I. Stock III, 18863 173<sup>rd</sup> Ave, Manchester, IA 52057

**Preparer:** James T Peters, 309 First St. E, Independence, IA 50644, Phone: 319-334-9992



### TRUSTEE WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Dale L. Paulsen, Trustee of Paulsen Trust dated 3/15/05, does hereby Convey to Charles I. Stock III, the following described real estate in Delaware County, Iowa:

Lots 28, 29, 30 and 31, and that part of Sunset View Road described as commencing at the Southwest Corner of said Lot 28, and running thence West 20 feet, thence North 200 feet, thence East 20 feet to the Northwest corner of said Lot 31 thence South along the West line of Lots 31, 30, 29 and 28 to the point of beginning, in Block 1, of Sunset Beach, a Subdivision of parts of Sections 17, 18 and 20, Township 89 North, Range 5 West of the 5th P.M., according to plat recorded in Book 2 Plats, Page 20; excepting rights of flowage.

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.

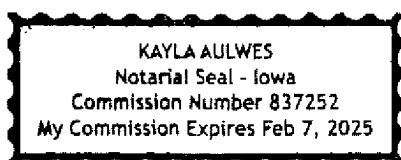
Dated: 3-30-22.

Paulsen Trust dated 3/15/05

By Dale L. Paulsen  
Dale L. Paulsen, as Trustee

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on March 30th,  
2022, by Dale L. Paulsen, Trustee of the above-entitled trust.



Kaylee Aulwes  
Signature of Notary Public