

Recorded: 4/13/2022 at 1:25:14.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$399.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 1180

Return To: Patrick B. Dillon, 209 E 1st Street, Sumner, IA 50674
Taxpayer: Cain E. & Michelle L. Brady, 103 Woods Edge Dr., Edgewood, IA 52042
Preparer: Patrick B. Dillon, 209 E 1st Street, Sumner, IA 50674, Phone: 563 578-1850



TRUSTEE WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, James F. Funke, Trustee of Funke Family Revocable Trust, and Michael J. Funke, Trustee of Funke Family Revocable Trust, do hereby Convey to Cain E Brady and Michelle L. Brady, as husband and wife as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Lot Four of Woods Edge Addition to Edgewood, a Subdivision, in Delaware County, Iowa, according to plat recorded in Book 6 Plats, Page 52

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: March 31st 2022

Funke Family Revocable Trust

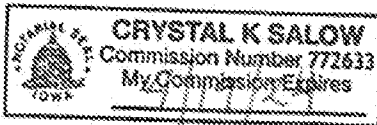
James F. Funke Trustee
James F. Funke as a trustee

Funke Family Revocable Trust

Michael J. Funke Trustee
Michael J. Funke as a trustee

STATE OF IOWA, COUNTY OF Delaware

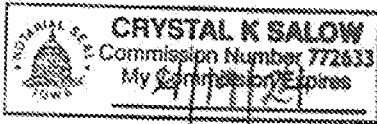
This record was acknowledged before me on March 31st, 2022, by James F. Funke, Trustee of the above-entitled trust.



Crystal K Salow
Signature of Notary Public

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on March 31st, 2022, by Michael J. Funke, Trustee of the above-entitled trust.



Crystal K Salow
Signature of Notary Public