

Recorded: 4/14/2022 at 9:37:18.0 AM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.41
Combined Fee: \$25.41
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 1188

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Matthew M. Craft, 3151 Brockway Rd., PO Box 810, Waterloo, IA 50704, Phone: (319) 234-4471

Taxpayer Information: Michael J. Gaul and Eden C. Gaul, 22650 262nd St., Delhi, IA 52223

Return Document To: Michael J. Gaul and Eden C. Gaul, 22650 262nd St., Delhi, IA 52223

Grantors: Scott D. Garvin and Tamara Garvin as co-trustees of David D. Garvin Revocable Trust

Grantees: Michael J. Gaul and Eden C. Gaul

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Scott D. Garvin and Tamara Garvin, Co-Trustees of David D. Garvin Revocable Trust dated March 12, 2020, do hereby convey to Michael J. Gaul and Eden C. Gaul, 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:

Parcel X; part of Lot 11 of Connolly's Riverview Addition in Section Thirty (30), Township Eighty-Eighty North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, according to plat recorded in Book 2007, Page 3310,

All Lake frontage, running to the waterfront and then at right angles to the middle of Lake Delhi, in respect to and adjoining the following described real estate: that tract of land lying South of Parcel X; part of Lot 11 of Connolly's Riverview Addition in Section Thirty (30), Township Eighty-Eighty North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, according to plat recorded in Book 2007, Page 3310, extended to the water's edge, same being a part of the Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Thirty (30), Township Eight Eighty (88) North, Range Four (4), West of the Fifth Principal Meridian.

Companion Deed – Exempt 428A.2(21)

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: April 13, 2022.

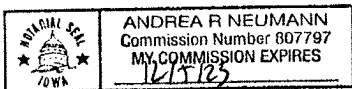
David D. Garvin Revocable Trust dated March 12, 2020

By Scott D. Garvin
Scott D. Garvin, as Co-Trustee

By Tamara Garvin
Tamara Garvin, as Co-Trustee

STATE OF IOWA, COUNTY OF Linn

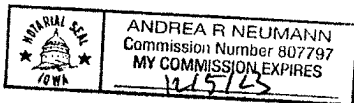
This record was acknowledged before me on April 13 2022,
by Scott D. Garvin, Co-Trustee of the above-entitled trust.



[Signature]
Signature of Notary Public

STATE OF IOWA, COUNTY OF Linn

This record was acknowledged before me on April 13 2022,
by Tamara Garvin, Co-Trustee of the above-entitled trust.



[Signature]
Signature of Notary Public