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Document 2022 1547 Type 03 001 Pages 3
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Rec Amt \$17.00 Aud Amt \$5.00
Rev Transfer Tax \$404.80

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information: James David St. John and Jo Ann St. John, 109 Huggins Court, Manchester, IA 52057

Return Document To: James David St. John, 109 Huggins Court, Manchester, IA 52057

Grantors: Marie Odden and Ann McMahon-Whitman as co-trustees of Ruth A. McMahon Revocable Trust dated October 12, 2016

Grantees: James David St. John and Jo Ann St. John

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Marie Odden and Ann McMahon-Whitman, Co-Trustees of Ruth A. McMahon Revocable Trust dated October 12, 2016, does hereby Convey to James David St. John and Jo Ann St. John, 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:

That part of Lots Five (5) and Six (6), Block Six (6), Gales Subdivision to Manchester, Iowa, according to plat recorded in Book 2 Plats, Page 93, described as commencing at the Northeast corner of said Lot Six (6), and running thence West thirteen (13.0) feet to the point of beginning, thence South 1° 21' East one hundred thirty two (132.0) feet, thence South 88° 35' West eighty nine (89.0) feet, thence North 1° 21' West seventy seven and two-tenths (77.2) feet, thence North 22° 35' East forty five (45.0) feet, thence Easterly eighty nine and three-tenths (89.3) feet along a forty (40.0) feet radius curve concave Northerly to the point of beginning.

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: May 13, 2022.

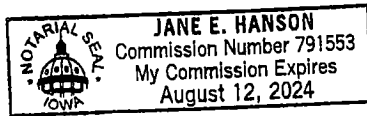
Ruth A. McMahon Revocable Trust dated
October 12, 2016

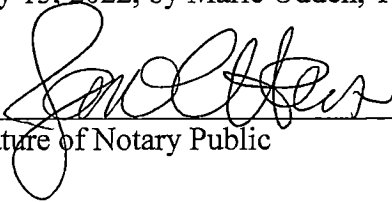
By Marie Odden
Marie Odden, as Trustee

By Ann McMahon-Whitman
Ann McMahon-Whitman, as Trustee

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on May 13, 2022, by Marie Odden, Trustee of the above-entitled trust.

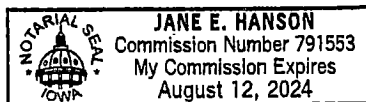


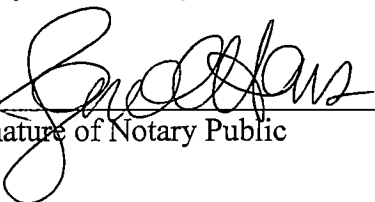


Signature of Notary Public

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on May 13, 2022, by Ann McMahon-Whitman, Trustee of the above-entitled trust.





Signature of Notary Public