



Book 2022 Page 2114

Document 2022 2114 Type 03 001 Pages 2

Date 7/11/2022 Time 3:04:51PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$319.20

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: Adam Monaghan, 2457 167th Avenue, Manchester, IA 52057

Return Document To: Adam Monaghan, 2457 167th Avenue, Manchester, IA 52057

Grantors: Susan E. Diercksen and Allyson M. Engelken as trustees of Larry and Susan Diercksen Revocable Trust dated October 27, 2016

Grantees: Adam Monaghan

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, Susan E. Diercksen and Allyson M. Engelken, Trustees of Larry and Susan Diercksen Revocable Trust dated October 27, 2016, does hereby Convey to Adam Monaghan, as a single person, the following described real estate in Delaware County, Iowa:

Parcel C located in the NW 1/4 of the SE 1/4 of Section 18, Township 88 North, Range 5 West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 8 Plats, Page 124; also Parcel 2022-70, Part of the NW 1/4 - SE 1/4 Section 18, T88N, R5W of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2022, Page 1713

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: July 7, 2022.

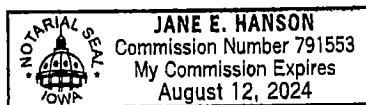
Larry and Susan Diercksen Revocable Trust
dated October 27, 2016

By Susan E. Diercksen
Susan E. Diercksen, Trustee

By Allyson M. Engelken
Allyson M. Engelken, Trustee

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on July 7, 2022, by Susan E. Diercksen and Allyson M. Engelken, Trustees of the above-entitled trust.



Jane E. Hanson
Signature of Notary Public