

Recorded: 7/20/2022 at 11:35:55.0 AM  
County Recording Fee: \$22.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$25.00  
Revenue Tax: \$266.40  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2022 PG: 2195

**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:** Evan M. Maifeld, 251 Bailey Drive, Manchester, Iowa 52057

**Return Document To:** Evan M. Maifeld, 251 Bailey Drive, Manchester, Iowa 52057

**Grantors:** Audrey A. Hale as trustee of Neola J. Hansel Revocable Trust U/A dated July 1, 2008, a/k/a Neola J. Hansel Revocable Trust

**Grantees:** Evan M. Maifeld

**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, Audrey A. Hale, Trustee of Neola J. Hansel Revocable Trust U/A dated July 1, 2008, a/k/a Neola J. Hansel Revocable Trust, does hereby Convey to Evan M. Maifeld, as a single person, the following described real estate in Delaware County, Iowa:

That part of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section Thirty Three (33), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M. described as commencing at a point on the center line of the road known as Bailey Drive in the City of Manchester, Iowa, that is one hundred (100.00) feet (measured along the center line of said road) Northwesterly from the intersection of the center line of said Bailey Drive and the South line of said Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section Thirty Three (33), running thence Northwesterly along the center line of said road one hundred (100.00) feet, thence West two hundred (200.00) feet, thence Southeasterly parallel with the center line of said road one hundred (100.00) feet to a point two hundred (200.00) feet West of the point of beginning, thence East to the point of beginning, excepting therefrom said road

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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: 7-18-22

Neola J. Hansel Revocable Trust U/A dated July  
1, 2008, a/k/a Neola J. Hansel Revocable Trust

By Audrey A. Hale, Trustee  
Audrey A. Hale, as Trustee

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 7-18-2023,  
by Audrey A. Hale, Trustee of the above-entitled trust.

Teresa Turnis  
Signature of Notary Public

