

Recorded: 7/29/2022 at 1:26:26.0 PM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 2282

Prepared by/return to: Matt McQuillen, P.O. Box 228, Anamosa, IA 52205 - 319-462-3577
Taxpayer Information: Gary P. and Cheryl L. Gates, 2826 310th St., Hopkinton IA 52237



TRUSTEE WARRANTY DEED

For the consideration of One Dollar and other valuable consideration, Gary P. Gates, Trustee of Shirley A. Gates Revocable Trust dated September 26, 2019, does hereby Convey to Gary P. Gates and Cheryl L. Gates, 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:

Lots Sixteen (16), Seventeen (17), Eighteen (18), Nineteen (19), Twenty (20) and Twenty One (21) of H. A. Carter's Outlots to Hopkinton, Iowa, according to plat recorded in Book 19 L.D., Page 101; also that portion of vacated Hale Street lying South of SE Kirk Street and adjacent to said Lots Sixteen (16), Seventeen (17), Eighteen (18), Nineteen (19), Twenty (20) and Twenty One (21); also Parcel 2022-94 Part of the Northwest Fractional Quarter (NW Frl. ¼) of the Northwest Fractional Quarter (NW Frl. ¼) of Section Nineteen (19), Township Eighty-Seven North (T87N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2022, Page 2132.

(This Trustee Warranty Deed is exempt pursuant to Iowa Code §428A.2(20).)

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.

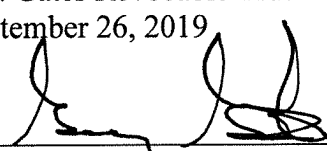
The grantor further warrants to the grantees all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the 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 29, 2022.


Shirley A. Gates Revocable Trust
dated September 26, 2019

By


Gary P. Gates, as Trustee

STATE OF IOWA, COUNTY OF JONES

This record was acknowledged before me on July 29, 2022, by Gary P. Gates, Trustee of the above-entitled trust.


Signature of Notary Public

