



Book 2022 Page 2357

Document 2022 2357 Type 03 001 Pages 3  
Date 8/09/2022 Time 8:17:39AM  
Rec Amt \$17.00 Aud Amt \$15.00

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

**TRUSTEE WARRANTY DEED**  
**Recorder's Cover Sheet**

**Preparer Information:**

Abby L. Walleck, 708 Lake Street, PO Box AK, Spirit Lake, IA 51360; Phone: (712) 336-1292

**Taxpayer Information:**

Ziegenbusch Family Trust, 2200 Pinehurst Dr., Ames, IA 50010

**Return Address**

Abby L. Walleck, 708 Lake Street, PO Box AK, Spirit Lake, IA 51360

**Grantors:**

John E. Ziegenbusch and Susan K. Ziegenbusch Family Trust dated November 21, 2019

**Grantees:**

Ziegenbusch Family Trust dated November 21, 2019

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**

Recorded December 20, 2019, in Book 2019, Page 3609

**TRUSTEE WARRANTY DEED**  
**(Inter Vivos Trust)**

For the consideration of One Dollar (\$1.00) and other valuable consideration, John E. Ziegenbusch, as Trustee of the John E. Ziegenbusch and Susan K. Ziegenbusch Family Trust dated November 21, 2019, does hereby convey to the **Ziegenbusch Family Trust dated November 21, 2019**, the following described real estate in **Delaware** County, Iowa:

See attached Exhibit A.

**This deed is being recorded to issue in the correct the name of the Trust.**  
This deed is exempt according to Iowa Code 428A.2(21).

Iowa Land Title Standard 4.7 Purchaser's showing: The affirmative act of accepting and recording this Deed by Grantee represents its reliance upon the Affidavit recorded contemporaneously herewith. The Grantee affirmatively represents it has no knowledge of any adverse claim against the Trustee or the Trust.

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.

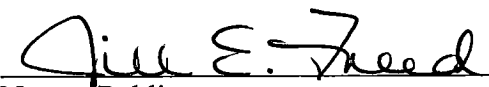
Dated: August 4, 2022

  
\_\_\_\_\_  
John E. Ziegenbusch, Trustee

STATE OF IOWA, COUNTY OF DICKINSON

This record was acknowledged before me on this 4<sup>th</sup> day of August, 2022, by John E. Ziegenbusch, Trustee.



  
\_\_\_\_\_  
Notary Public

## EXHIBIT A

### Legal description No. 1

Parcel V & W, both a part of Lot 1 of Walston Subdivision of Section Twenty-six (26) and Parcel I, part of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of Section Twenty-five (25) all in Township Eighty-nine North (T89N), Range Six (6) West of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2009, Page 3276.

### Legal description No. 2

The North one-half (N1/2) of the Southeast Quarter (SE ¼) of Section Twenty-one (21), Township Eighty-nine North (T89N), Range Six (6), West of the Fifth Principal Meridian, except Parcel B; part of the Southeast Quarter (SE ¼) of Section Twenty-one (21), Township Eighty-nine North (T89N), Range Six (6) West of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 8 plats, Page 128.

### Legal Description No. 3

The Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼), and the East fifty two (52) acres of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) and of the South One-half (S ½) of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼), and that part of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) lying North of the road, and that part of a strip off the West side of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) South of the Highway, same being one-hundred sixty one (161) feet East and West containing ¾ of an acre, all in Section Twenty Five (25); all of the foregoing land being in Township Eighty Nine (89) North, Range Six (6), West of the Fifth P.M., subject to highways and easements of record except; Parcel F, part of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of Section Twenty-five (25), Township Eighty-nine North (T89N), Range Six (6) West of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 8 Plats, Page 126, also except Parcel I, part of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of Section Twenty-five (25) all in Township Eighty-nine North (T89N), Range Six (6) West of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2009, Page 3276.