

Recorded: 8/29/2022 at 8:44:34.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$880.80
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 2570

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

Preparer Information: Steven E Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Phone: 563-927-4164

Taxpayer Information: Andrew and Kristy Meese, 1809 140th Street, Manchester, IA 52057

Return Document To: Andrew and Kristy Meese, 1809 140th Street, Manchester, IA 52057

Grantors: Lynn M. Ryan, as Trustee of the Todd P. Tomlin and Lynn M. Ryan Joint Revocable Trust of 2001

Grantees: Andrew T. Meese and Kristy L. Meese

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of Five Hundred Fifty Thousand Nine Hundred Dollar(s) and other valuable consideration, Lynn M. Ryan, as Trustee of the Todd P. Tomlin and Lynn M. Ryan Joint Revocable Trust of 2001, does hereby Convey to Andrew T. Meese and Kristy L. Meese, 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:

Parcel "A" in Part of the W $\frac{1}{2}$ of the NW $\frac{1}{4}$ and Part of the N $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 21, Township 90 North, Range 5 West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2001, Page 591

AND

Parcel 2022-45, Part of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ & Part of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$; all in Sec. 21, T90N, R5W of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2022, Page 1239

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: 26 Aug 22

Lynn M. Ryan, as Trustee of the Todd P. Tomlin
and Lynn M. Ryan Joint Revocable Trust of 2001

By

Lynn M. Ryan
Lynn M. Ryan, as Trustee

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on August 26, 2022,
by Lynn M. Ryan, Trustee of the above-entitled trust.



Elaine M. Funke
Signature of Notary Public