



Book 2022 Page 2636

Document 2022 2636 Type 03 001 Pages 2
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Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$114.40

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

**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: Shirley Curtis, 102 N. Franklin Street #7, Manchester, IA 52057

Return Document To: Shirley Curtis, 102 N. Franklin Street #7, Manchester, IA 52057

Grantors: Genevieve J. Croskey, Trustee of The Genevieve J. Croskey Trust dated June 15, 2021

Grantees: Shirley J. Curtis, Trustee of The Merlyn and Shirley Curtis Family Trust

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of Seventy-Two Thousand Dollar(s) and other valuable consideration, Genevieve J. Croskey as Trustee of The Genevieve J. Croskey Trust dated June 15, 2021, does hereby Convey to Shirley J. Curtis, Trustee of The Merlyn and Shirley Curtis Family Trust, the following described real estate in Delaware County, Iowa:

Unit 7 and the undivided 9.36% interest in the land and common elements appurtenant to said Unit, in "Franklin Place, A Condominium", according to Declaration Of Submission Of Property To Horizontal Property Regime For Franklin Place, A condominium, recorded in Book 4 Misc., Page 16; same being located on part of Lots One Hundred Forty Two (142) and One Hundred Forty Three (143), Manchester, Iowa, according to plat recorded in Book H L.D., Pages 186-188

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.

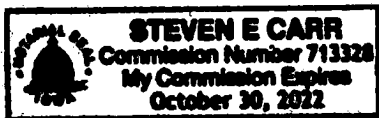
Dated: September 2, 2022

The Genevieve J. Croskey Trust dated June 15, 2021

By Genevieve J. Croskey
Genevieve J. Croskey, as Trustee

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on September 2, 2022, by Genevieve J. Croskey, Trustee of the above-entitled trust.



[Signature]
Signature of Notary Public