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Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

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

**Preparer Information:**

D. FLINT DRAKE, 300 Main Street, Suite 323, Dubuque, IA 52001  
Phone: (563) 582-2000

**Taxpayer Information:**

REBECCA K. BERRY, 1311 DOVE ROAD, DUNDEE, IA 52038

**Return Document To:**

REBECCA K. BERRY, 1311 DOVE ROAD, DUNDEE, IA 52038

**Grantors: REBECCA K. BERRY, AS TRUSTEE OF THE REBECCA K. BERRY TRUST  
AGREEMENT DATED SEPTEMBER 15, 2016 and REBECCA K. BERRY, AS TRUSTEE OF THE JOEL  
B. BERRY TRUST AGREEMENT DATED SEPTEMBER 15, 2016**

**Grantees:**

REBECCA K. BERRY TRUST AGREEMENT DATED SEPTEMBER 15, 2016, REBECCA K.  
BERRY, TRUSTEE

**Legal Description:** See Page 2

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



## TRUSTEE SPECIAL WARRANTY DEED (Inter-Vivos Trust)

For the consideration of TEN AND NO/100 Dollars and other valuable consideration, **REBECCA K. BERRY, AS TRUSTEE OF THE REBECCA K. BERRY TRUST AGREEMENT DATED SEPTEMBER 15, 2016** and **REBECCA K. BERRY, AS TRUSTEE OF THE JOEL B. BERRY TRUST AGREEMENT DATED SEPTEMBER 15, 2016** hereby conveys to **REBECCA K. BERRY, AS TRUSTEE OF THE REBECCA K. BERRY TRUST AGREEMENT DATED SEPTEMBER 15, 2016** the following described real estate in Delaware County, Iowa:

This deed is exempt according to Iowa Code 428A.2(2).

All that part of the Southwest Quarter (SW  $\frac{1}{4}$ ) of the Northwest Quarter (NW  $\frac{1}{4}$ ) of Section Thirty Four (34), Township Ninety (90) North, Range Six (6), West of the Fifth Principal Meridian that lies North of the County Road running diagonally across said Section, except that part described as:  
Commencing at the intersection of the North right-of-way line of the county road and the East line of the Southwest Quarter of the Northwest Quarter of Section 34 and running thence Northwesterly along said right-of-way line of said county road a distance of 260 feet, thence north 230 feet, thence east 250 feet, thence south approximately 300 feet to point of beginning, all in Section 34, Township 90 North, Range 6, West of the 5th Principal Meridian, in Delaware County, Iowa, containing 1 acre, more or less.

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: 9-6-2022

Rebecca K. Berry  
REBECCA K. BERRY, As Trustee of the above-  
entitled trusts

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 9-6-2022, by  
REBECCA K. BERRY As Trustee of the above-entitled trusts.



Marsha Joan Mescher  
Signature of Notary Public