

Recorded: 10/11/2022 at 1:58:18.0 PM  
County Recording Fee: \$27.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$30.00  
Revenue Tax: \$0.00  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2022 PG: 3062

PREPARED BY/RETURN TO: PETER H. WESSELS, WESSELS & WIERMAN, P.C., 423 17<sup>th</sup> St., Ste. 102,  
ROCK ISLAND IL 61201; (309) 794-9400

**ADDRESS TAX STATEMENT:** Lois C. Francois, Trustee, 17963 224<sup>th</sup> Street, Manchester, IA 52057

## DEED IN TRUST

THIS INDENTURE WITNESSETH, that the Grantor, LOIS C. FRANCOIS, a widow not since remarried, of 17963 224<sup>th</sup> Street, Manchester, IA 52057, for and in consideration of ONE DOLLAR (\$1.00) and other good and valuable considerations in hand paid, conveys and quit claims unto the Lois C. Francois Trust dated October 10, 2022, all right, title and interest in and to the following described real estate in the County of Delaware and State of Iowa:

SEE EXHIBIT "A," ATTACHED HERETO AND BY THIS EXPRESS REFERENCE MADE A PART HEREOF.

TO HAVE AND TO HOLD the said premises with the appurtenances, upon the trust and for the uses and purposes herein and in said Trust Agreement set forth.

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CONSIDERATION LESS THAN \$500.00. TRANSFER TAX STAMPS EXEMPT.

Full power and authority is hereby granted to said Trustees to improve and manage, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said premises or any part thereof to a successor or successors in trust, and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said Trustees, to mortgage, to pledge, or otherwise encumber said property or any part thereof, to lease said property, or any part thereof from time to time, and upon any terms and for any period or periods of time, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change, or modify leases and the terms and provisions thereof at any time or times hereafter, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey, or assign any right, title or interest in or about or easement appurtenant to, said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

The undersigned hereby relinquishes all rights of dower, homestead, and distributive share in and to the real estate.

IN WITNESS WHEREOF, the Grantor aforesaid have hereunto set her hand and seal this 10th day of October, 2022.

  
\_\_\_\_\_  
LOIS C. FRANCOIS  


STATE OF IOWA

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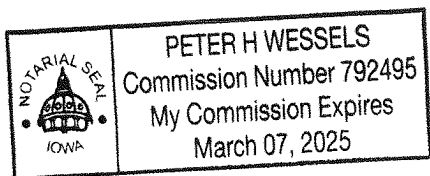
) SS

COUNTY OF DELAWARE

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The undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that LOIS C. FRANCOIS, a widow not since remarried, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her free and voluntary act and deed for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 10th day of October, 2022.



  
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Notary Public

## Exhibit A

Lot Three (3) of Oak Way Extension, A Subdivision of part of the Northeast Quarter (NE  $\frac{1}{4}$  ) of the Northeast Quarter (NE  $\frac{1}{4}$  ) of Section Five (5), Township Eighty Eight (88) North, Range Five (5), West of the Fifth Principal Meridian, and Part of the Northwest Quarter (NW  $\frac{1}{4}$  ) of Section Four (4), Township Eighty Eight (88) North, Range Five (5), West of the Fifth Principal Meridian, Delaware County, Iowa, according to the plat recorded in Book 4 Plats, Page 112.