

Recorded: 10/18/2022 at 3:42:24.0 PM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 3135

Return To & Taxpayer: Daniel and Sandra Mormann, 39688 Skip Level Road, Colesburg, IA 52035
Preparer: Gary L Mick, 318 South River Park Drive, PO Box 609, Guttenberg, IA 52052, Phone: 563-252-1733



TRUSTEE WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Mark G. Fensterman, Trustee of the Norman G. Fensterman Trust u/d/t dated February 17, 2005, as to an undivided one-seventh interest, does hereby Convey an undivided one-half interest to Daniel J. Mormann and Sandra K. Mormann, as Co-Trustees of the Daniel J. Mormann Revocable Trust dated August 27, 2015, as it may be amended from time to time, and an undivided one-half interest to Sandra K. Mormann and Daniel J. Mormann, as Co-Trustees of the Sandra K. Mormann Revocable Trust dated August 27, 2015, as it may be amended from time to time, the following described real estate in Delaware County, Iowa:

The South one-half (S $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$), and the South one-half (S $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Ten (10), Township Ninety (90) North, Range Three (3), West of the Fifth P.M., including Parcel "A" Part of the South One Half of the Northeast Quarter of the Northeast Quarter (S $\frac{1}{2}$ - NE $\frac{1}{4}$ - NE $\frac{1}{4}$), and Part of the Southeast Quarter of the Northeast Quarter (SE $\frac{1}{4}$ - NE $\frac{1}{4}$) of Section 10, Township 90 North, Range 3 West of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 7 Plats, Page 27, and excepting Parcel 2018-92 in the Southwest Quarter of the Northeast Quarter (SW $\frac{1}{4}$ - NE $\frac{1}{4}$) of Section 10 Township 90 North, Range 3 West of the Fifth Principal Meridian, according to the Plat recorded in Book 2018, Page 2808; also Parcel 2018-93 in the Southwest Quarter of the Northwest Quarter (SW $\frac{1}{4}$ - NW $\frac{1}{4}$) of Section 11, Township 90 North, Range 3 West of the Fifth Principal Meridian, Delaware County, Iowa according to plat recorded in Book 2018, Page 2808.

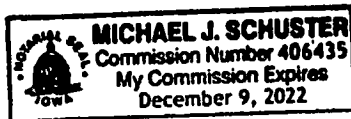
The grantor hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and grantor covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

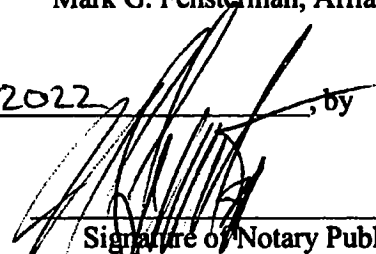
The grantor further warrants to the grantees all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating the trust was under no disability or infirmity at the time the trust was created;

7. The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.


Mark G. Fensterman, Affiant

Signed and sworn to (or affirmed) before me on 10/14/2022, by
Mark G. Fensterman.




Signature of Notary Public