

Recorded: 10/24/2022 at 10:24:54.0 AM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$879.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 3178

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: George A. Davis, 225 1st Avenue East, Dyersville, IA 52040, Phone: 563-875-9112

Taxpayer Information: David Peterson and Margaret Blanchard Towers, 25 Golf View Drive, Engelwood, Florida 34223

Return Document To: David Peterson and Margaret Blanchard Towers, 25 Golf View Drive, Engelwood, Florida 34223

Grantors: Jane C. Pace as trustee of Jane C. Pace Trust

Grantees: David Peterson and Margaret Blanchard Towers

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Jane C. Pace, Trustee of the Jane C. Pace Trust dated February 2, 2011, as amended, does hereby Convey to David Peterson and Margaret Blanchard Towers, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Unit 13 and the undivided 6.250% interest in the land and common elements appurtenant to said Unit, in "The Maples, A Condominium", according to Declaration Of Submission Of Property To Horizontal Property Regime For The Maples, A Condominium, recorded in Book 2000, Page 2401, and First Amendment To Declaration Of Submission Of Property To Horizontal Property Regime For The Maples, A Condominium, recorded in Book 2007, Page 1313, and Second Amendment To Declaration Of Submission Of Property To Horizontal Property Regime For The Maples, A Condominium, recorded in Book 2009, Page 4113, and Third Amendment To Declaration Of Submission Of Property To Horizontal Property Regime For The Maples, A Condominium, recorded in Book 2010, Page 724, and Fourth Amendment To Declaration Of Submission Of Property To Horizontal Property Regime For The Maples, A Condominium, recorded in Book 2015, Page 1837; same being located on Lot Eight (8) in The Maples A Subdivision Of Lot 8 and Lot 8A Of Lake View First Addition, Part Of Section 23, T88N, R5W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2000, Page 2399

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: October 19, 2022

Jane C. Pace Trust

By Jane C. Pace
Jane C. Pace, as Trustee

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on October 19, 2022,
by Jane C. Pace, Trustee of the above-entitled trust.



Susan K Meyer
Signature of Notary Public