

Recorded: 11/1/2022 at 3:10:49.0 PM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$119.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 3289

**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: 170th Street Investments, LLC, 2095 170th Street, Manchester, IA 52057

Return Document To: 170th Street Investments, LLC, 2095 170th Street, Manchester, IA 52057

Grantors: Kyla Klosterman as trustee of the Keith D. and Earlene J. Thompson Revocable Trust

Grantees: 170th Street Investments, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of Seventy-Five Thousand Dollar(s) and other valuable consideration, Kyla Klosterman, Trustee of the Keith D. and Earlene J. Thompson Revocable Trust, does hereby Convey to 170th Street Investments, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

The West one-third (W1/3) of Lot One Hundred Forty Nine (149), Manchester, Iowa, according to plat recorded in Book I L.D., Page 284

AND

The West one-third (W1/3) of Lot One Hundred Forty-nine (149) of the City of Manchester, together with all rights and obligations in respect to the second-story outside stairway along the south portion of the west wall of the building on said property, together with and subject to any party-wall agreements

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.

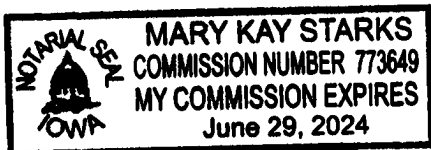
Dated: October 31, 2022

Keith D. and Earlene J. Thompson Revocable Trust

By Kyla Klosterman
Kyla Klosterman, as Trustee

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on October 31, 2022,
by Kyla Klosterman, Trustee of the above-entitled trust.



Mary Kay Starks
Signature of Notary Public