



Book 2023 Page 54

Document 2023 54 Type 03 001 Pages 3

Date 1/06/2023 Time 2:25:36PM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$119.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

**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: Annette Hoffa, Trustee, PO Box 253, Delhi, IA 52223

Return Document To: Annette Hoffa, Trustee, PO Box 253, Delhi, IA 52223

Grantors: Edward A. Wulfekuhle and Marla L. Wulfekuhle, Trustees of the Edward A. Wulfekuhle Living Trust dated August 21, 2019 and any amendments thereto

Grantees: Annette M. Hoffa, as Trustee of the Annette M. Hoffa Revocable Trust

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, Edward A. Wulfekuhle and Marla L. Wulfekuhle, Trustees of the Edward A. Wulfekuhle Living Trust dated August 21, 2019 and any amendments thereto, does hereby Convey to Annette M. Hoffa, as Trustee of the Annette M. Hoffa Revocable Trust, the following described real estate in Delaware County, Iowa:

The South one-half (S½) of Lots One (1) and Two (2), Block Thirteen (13), Hobbs Addition to Delhi, Iowa, according to plat recorded in Book D L.D., Page 516, also the North one-half (N½) of the alley adjoining said Lots One (1) and Two (2) on the South
AND

The North one-half (N½) of Lots One (1) and Two (2), Block Thirteen (13), Hobbs Addition to Delhi, Iowa, according to plat recorded in Book D L.D., Pages 516-517

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: January 3, 2023.

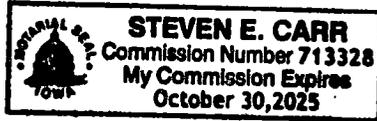
Edward A. Wulfekuhle and Marla L. Wulfekuhle,
Trustees of the Edward A. Wulfekuhle Living Trust
dated August 21, 2019 and any amendments thereto

By Edward A. Wulfekuhle
Edward A. Wulfekuhle, as Trustee

By Marla L. Wulfekuhle
Marla L. Wulfekuhle, as Trustee

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on January 3, 2023, by Edward A. Wulfekuhle, Trustee of the above-entitled trust.

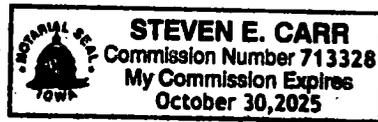


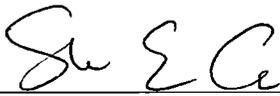


Signature of Notary Public

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on January 3, 2023, by Marla L. Wulfekuhle, Trustee of the above-entitled trust.





Signature of Notary Public