

Recorded: 1/13/2023 at 9:39:56.0 AM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$4.80  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2023 PG: 109

**TRUSTEE WARRANTY DEED**  
**Recorder's Cover Sheet**

**Preparer Information:** Stephanie A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, IA 50644, Phone: 319-334-3704

**Taxpayer Information:** Joseph Axline and Nichole Axline aka Nicole Axline, 404 S Tama Street, Manchester, IA 52057

**Return Document To:** Stephanie A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, IA 50644

**Grantors:** Betty Jean Neuhaus Trust

**Grantees:** Joseph Axline and Nichole Axline aka Nicole Axline

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:** N/A

## TRUSTEE WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Stacy Spratt aka Stacy Neuhaus, Trustee of the Betty Jean Neuhaus Trust does hereby convey to Joseph Axline and Nichole Axline aka Nicole Axline, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

**The West one half (W1/2) of Lot Two (2), Amsden's Second Addition to Manchester, Iowa, according to plat recorded in Book 19 L.D., page 336, and a piece of land described as commencing at the Northwest corner of said Lot Two (2) and running thence East four (4) rods, thence North ten (10) feet, thence West four (4) rods, thence South ten (10) feet to the place of beginning, same being a part of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of Section Thirty Two (32), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M.**

**\*The auditor is hereby requested to combine this property with Parcel No. 630322203400 in Delaware County, Iowa.**

\*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.

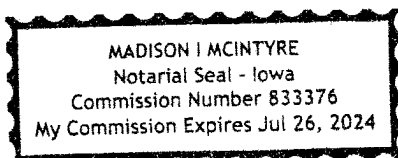
Dated: dec -13-, 2022.

**Betty Jean Neuhaus Trust**

Stacy Spratt  
Stacy Spratt aka Stacy Neuhaus, Trustee

STATE OF IOWA, COUNTY OF BUCHANAN

This record was acknowledged before me on December 13, 2022, by Stacy Spratt aka Stacy Neuhaus, Trustee of the Betty Jean Neuhaus Trust.



Madison McIntyre  
Signature of Notary Public