

Recorded: 3/1/2023 at 1:40:03.0 PM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$783.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 464

Prepared by: Maureen A. Gronstal, Bradley & Riley PC, P.O. Box 2804, Cedar Rapids, IA 52406-2804; 319-363-0101
Return to/Address tax statement: Michael and Megan Loecke, 1826 180th Street, Manchester, IA 52057

TRUSTEE'S WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration, DAVID V. ROSS, in his capacity as Trustee of the VICTOR H. ROSS FAMILY TRUST, does hereby convey to OLD 20 PROPERTIES, LLC, an Iowa Limited Liability Company, the following described real estate in Delaware County, Iowa:

AN UNDIVIDED ONE-HALF INTEREST IN:

LOTS 1, 2, 4, AND 5, VERA'S FIRST ADDITION TO DELAWARE COUNTY, IOWA, AS SHOWN IN THE PLAT OF SURVEY RECORDED AT BOOK 2023, PAGE 386, DELAWARE COUNTY, IOWA

The Grantor hereby covenants with Grantee, and successors in interest, that Grantor holds the real estate by title in fee simple; that Grantor has good and lawful authority to 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 lawful claims of all persons, except as may be above stated.

The Grantor further warrants to the Grantee 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 Grantee 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 acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: February 23, 2023.

VICTOR H. ROSS FAMILY TRUST

By: *David V. Ross* TTEE
David V. Ross, Trustee

STATE OF IOWA)
COUNTY OF Polk) ss:

This instrument was acknowledged before me on February 23rd, 2023 by DAVID V. ROSS in his capacity as Trustee of the VICTOR H. ROSS FAMILY TRUST.

Erika Shetterly
Notary Public in and for State

