



Book 2023 Page 824

Document 2023 824 Type 03 001 Pages 3  
Date 4/17/2023 Time 4:05:53PM  
Rec Amt \$17.00 Aud Amt \$5.00  
Rev Transfer Tax \$20.80

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

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

**Preparer Information:** Steven E Carr, 117 S Franklin Street, Manchester, IA 52057, Phone:  
(563) 927-4164

**Taxpayer Information:** Ryan and Emily Peyton, PO Box 357, Manchester, IA 52057

**Return Document To:** Ryan and Emily Peyton, PO Box 357, Manchester, IA 52057

**Grantors:** H. Randy Shover and Mary Jo Shover, as Co-Trustees of the H. Randy Shover  
Revocable Trust dated July 23, 2018, as it may be amended from time to time

**Grantees:** Ryan W. Peyton and Emily A. Peyton

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



## TRUSTEE WARRANTY DEED

For the consideration of Thirteen Thousand Five Hundred Dollar(s) and other valuable consideration, H. Randy Shover and Mary Jo Shover, as Co-Trustees of the H. Randy Shover Revocable Trust dated July 23, 2018, as may be amended from time to time, does hereby Convey to Ryan W. Peyton and Emily A. Peyton, 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:

An undivided one-half interest in:

Lot Twenty Five (25) of Windy Hollow A Subdivision of Part of the NE Fr. 1/4 and Part of the SE 1/4, Section 4, T88N, R5W of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2000, Page 1238

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: April 14, 2023.

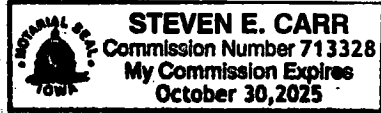
H. Randy Shover Revocable Trust dated July 23, 2018, as it may be amended from time to time

By H. Randy Shover  
H. Randy Shover, as Co-Trustee

By Mary Jo Shover  
Mary Jo Shover, as Co-Trustee

STATE OF IOWA, COUNTY OF DELAWARE

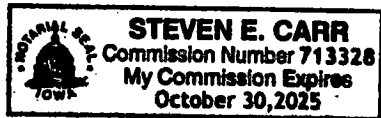
This record was acknowledged before me on April 14  
2023, by H. Randy Shover, as Co- Trustee of the above-  
entitled trust.



[Signature]  
Signature of Notary Public

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on April 14  
2023, by Mary Jo Shover, as Co-Trustee of the above-  
entitled trust.



[Signature]  
Signature of Notary Public