

Recorded: 4/24/2023 at 1:34:59.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$15.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 875

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:

Brian J. Kane, 2100 Asbury Road, Suite 2, Dubuque, IA 52001
Phone: (563) 582-7980

Taxpayer Information:

Brandon M. Bell and Miranda K. Bell
571 6th St SW
Dyersville, IA 52040

Return Address

Brandon M. Bell and Miranda K. Bell
571 6th St SW
Dyersville, IA 52040

Grantor:

Kenneth J. Bell and Michelle K. Bell Trust dated December 31, 2019,
Kenneth J. Bell and Michelle K. Bell, Trustees

Grantees:

Brandon M. Bell
Miranda K. Bell

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of ten (\$10.00) Dollars and other valuable consideration, Kenneth J. Bell and Michelle K. Bell, as Trustees of the Kenneth J. Bell and Michelle K. Bell Trust dated December 31, 2019, do hereby convey to Brandon M. Bell and Miranda K. Bell, 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:

Parcel 2022-137 Part Of The Southwest Quarter (SW1/4) Of The Northeast Quarter (NE1/4) Of Section Twenty-Six (26), Township Eighty-Eight North (T88N), Range Three West (R3W) Of The Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2022, Page 3645.

The grantors hereby covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that grantors have 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 grantors covenant to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

The grantors further warrant 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 grantors 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 24, 2023.

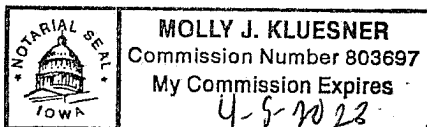
Kenneth J. Bell and Michelle K. Bell Trust dated
December 31, 2019 (Grantor)

By Kenneth J. Bell
Kenneth J. Bell, Trustee

By Michelle K. Bell
Michelle K. Bell, Trustee

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on April 24, 2023, by Kenneth J. Bell and Michelle K. Bell, each as Trustee of the Kenneth J. Bell and Michelle K. Bell Trust dated December 31, 2019.



Molly J. Kluesner
Signature of Notary Public