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Date 5/16/2023 Time 9:41:07AM

Rec Amt \$12.00 Aud Amt \$10.00

Rev Transfer Tax \$444.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

Preparer Information: Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information: Dyersville Ready Mix, Inc., d/b/a BARD Materials, PO Box 246, Dyersville, Iowa 52040

Return Document To: Jane E. Hanson, 401 E. Main Street, Manchester, Iowa 52057

Grantors: Craig W. Francois and Diane M. Francois as co-trustees of the Trust Agreement of Craig and Diane Francois

Grantees: Dyersville Ready Mix, Inc., d/b/a BARD Materials

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE SPECIAL WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Craig W. Francois and Diane M. Francois, Trustees of the Trust Agreement of Craig and Diane Francois, do hereby Convey to Dyersville Ready Mix, Inc., d/b/a BARD Materials, a corporation organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

Lot Two (2) of Francois Family Second Subdivision, Delaware County, Iowa, A Subdivision of Lot Four (4) in Francois Family Subdivision of the Northeast Quarter and the Southeast Quarter of Section 22 and the Southwest Quarter of Section 23, all in Township 89 North, Range 6 West of the 5th P.M. according to plat recorded in Book 2020, Page 468.

This deed is given in fulfillment of a real estate contract filed March 16, 2020 in Book 2020, Page 692.

The grantor does hereby covenant with grantees, and successors in interest, to warrant and defend the real estate against the lawful claims of all persons claiming by, through or under grantor, 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: May 10, 2023.

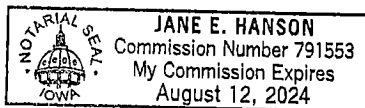
Trust Agreement of Craig and Diane Francois

By Craig W. Francois
Craig W. Francois, as Trustee

By Diane M. Francois
Diane M. Francois, as Trustee

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on May 10, 2023, by Craig W. Francois and Diane M. Francois, Trustees of the above-entitled trust.



Jane E. Hanson
Signature of Notary Public