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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$637.60

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Nathan D. Runde, 2080 Southpark Ct., Dubuque, IA 52003, Phone: 563 582-2926

Taxpayer Information: Kara Stokes and Robert Stokes Jr., 20112 247th St., Manchester, IA 52057

Return Document To: Kara Stokes and Robert Stokes Jr., 20112 247th St., Manchester, IA 52057

Grantors: Randy L. Less as Trustee of the Randy Lee Less Revocable Trust

Grantees: Kara Stokes and Robert Stokes Jr.

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

Handwritten:
CWD
Hawkeye Edition
313 3rd Ave SE
Dubuque, IA



TRUSTEE WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Randy L. Less, Trustee of the Randy Lee Less Revocable Trust, does hereby Convey to Kara Stokes and Robert Stokes Jr., 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:

Lot Twenty (20) of Willie's Second Subdivision of Part of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Fifteen (15), and Part of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section Fifteen (15), and Part of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section Fourteen (14), and Part of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section Fourteen (14), all in Township Eighty Eight (88) North, Range Five (5), West of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 4 Plats, Page 106

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: _____

May 1, 2023

Randy Lee Less Revocable Trust

By _____

Randy L. Less
Randy L. Less, as Trustee

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on May 1, 2023, by Randy L. Less, Trustee of the above-entitled trust.

Susan K Meyer
Signature of Notary Public