



Book 2023 Page 1223

Document 2023 1223 Type 03 001 Pages 2
Date 6/01/2023 Time 2:36:55PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$132.80

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Steven E Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Phone: 563-927-4164

Taxpayer Information: Hughes Advanced Industrial, Inc., PO Box 206 Delhi, IA 52223

Return Document To: ^{WJK} Hughes Advanced Industrial, Inc., PO Box 206 Delhi, IA 52223

Grantors: James B. Harbach as trustee of The Ruth Harbach Revocable Trust dated November 30, 2004

Grantees: Hughes Advanced Industrial, Inc.

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of Eighty-Three Thousand Five Hundred Dollar(s) and other valuable consideration, James B. Harbach, Trustee of The Ruth Harbach Revocable Trust dated November 30, 2004, does hereby Convey to Hughes Advanced Industrial, Inc., a corporation organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

Parcel B of Lot 2 located in the NE¼ of the NE¼ of Section 14, Twp. 88 North, Range 5 West of the 5th P.M., Delaware County, Iowa according to plat recorded in Book 7 Plats, Page 7

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.

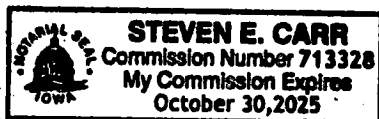
Dated: June 1, 2023

The Ruth Harbach Revocable Trust dated November 30, 2004

By James B. Harbach Trustee
James B. Harbach, as Trustee

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on June 1, 2023 by James B. Harbach, Trustee of the above-entitled trust.



Signature of Notary Public