

Recorded: 6/6/2023 at 9:35:59.0 AM  
County Recording Fee: \$22.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$25.00  
Revenue Tax: \$51.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2023 PG: 1262

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

**Preparer Information:** Steven K. Daniels, 3151 Brockway Rd., PO Box 810, Waterloo, IA 50704, Phone: (319) 234-4471

**Taxpayer Information:** Jessica M. Hilby, 1169 225th St., Manchester, IA 52057

**Return Document To:** Steven K. Daniels, 3151 Brockway Rd., PO Box 810, Waterloo, IA 50704

**Grantors:** First Bank Wealth Management and Trust Services as Trustee of Mable McKay Child Family Trust

**Grantees:** Jessica M. Hilby

**Legal Description:** See Page 2

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



## TRUSTEE WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, First Bank Wealth Management and Trust Services, Trustee of Mable McKay Child Family Trust, does hereby Convey to Jessica M. Hilby, the following described real estate in Delaware County, Iowa:

Lots Two Hundred Fifty-Three (253) except the East 7 feet thereof, Two Hundred Fifty-Four (254) and Two Hundred Fifty-Five (255), Masonville, Iowa, according to plat recorded in Book 1 L.D., Page 134,

AND

Lots Three Hundred Fifteen (315), Three Hundred Sixteen (316), Three Hundred Seventeen (317), Three Hundred Eighteen (318) and the East one-half (E 1/2) of Lot Three Hundred Fourteen (314), Masonville, Iowa, according to plat recorded in Book 1 L.D., Page 134,

AND

Lot Two Hundred Fifty-Six (256), and the East one-half (E 1/2) of Lot Two Hundred Fifty-Seven (257), Masonville, Iowa, according to plat recorded in Book 1 L.D., Page 134.

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: 6/2/2023.

Mable McKay Child Family Trust

By *Jeffrey Conrey*  
Jeffrey Conrey, Vice President and Trust  
Officer of First Bank Wealth Management  
and Trust Services, Trustee

By *LuAnn Ray*  
LuAnn Ray, Vice President and Trust Officer  
of First Bank Wealth Management and Trust  
Services, Trustee

STATE OF IOWA, COUNTY OF Bremer

This record was acknowledged before me on June 2, 2023,  
by Jeffrey Conrey, Vice President and Trust Officer of First Bank Wealth Management and Trust  
Services, Trustee of the above-entitled trust.



*Christine E Spratt*  
Signature of Notary Public

STATE OF IOWA, COUNTY OF Bremer

This record was acknowledged before me on June 2, 2023,  
by LuAnn Ray, Vice President and Trust Officer of First Bank Wealth Management and Trust  
Services, Trustee of the above-entitled trust.



*Christine E Spratt*  
Signature of Notary Public