

Recorded: 6/6/2023 at 11:15:04.0 AM
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$30.00
Revenue Tax: \$375.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 1270

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

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

Taxpayer Information: Ashley Pierce and Justin Pierce, 727 East Union Street, Manchester, Iowa 52057

Return Document To: Ashley Pierce and Justin Pierce, 727 East Union Street, Manchester, Iowa 52057

Grantors: Mary Chris O'Brien-Schnieders and Lori Ann Schaul as co-trustees of William John (John) O'Brien Revocable Trust dated May 1, 2014

Grantees: Ashley Pierce and Justin Pierce

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Mary Chris O'Brien-Schnieders and Lori Ann Schaul, Co-Trustees of William John (John) O'Brien Revocable Trust dated May 1, 2014, does hereby Convey to Ashley Pierce and Justin Pierce, as 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:

The North one-half (N 1/2) of Lot Twenty-four (24), except the East eighty seven (87) feet thereof, of Iowa Land Company's Addition to Manchester, Iowa, according to plat recorded in Book 4 L.D., Pages 484-485.

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 2, 2023.

William John (John) O'Brien Revocable Trust
dated May 1, 2014

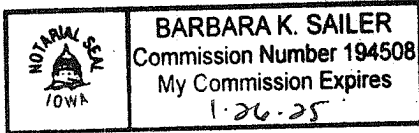
By Mary Chris O'Brien-Schnieders
Mary Chris O'Brien-Schnieders, as Trustee
trustee

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on June 2, 2023, by Mary Chris O'Brien-Schnieders, Trustee of the above-entitled trust.

Barbara K. Sailer

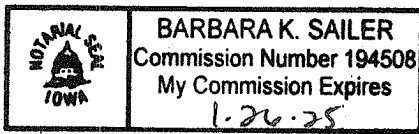
Signature of Notary Public



By Lori Ann Schaul
Lori Ann Schaul, as Trustee

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on June 2, 2023, by Lori Ann Schaul,
Trustee of the above-entitled trust.



Barbara K. Sailer
Signature of Notary Public