

Recorded: 6/22/2023 at 2:20:35.0 PM
County Recording Fee: \$32.00
Iowa E-Filing Fee: \$3.60
Combined Fee: \$35.60
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 1404

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Mark J. Seidl, 229 Northland Court NE, Cedar Rapids, IA 52402,
Phone: 3193779770

Taxpayer Information: Gary L. Wilson, 2671 230th Avenue, Delhi, IA 52223

Return Document To: Mark J. Seidl, 229 Northland Court NE, Cedar Rapids, IA 52402

Grantors: Marilyn Wilson as trustee of Eldon J. Wilson and Velva M. Wilson Revocable Trust

Grantees: Gary L Wilson

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, Marilyn Wilson, Trustee of Eldon J. Wilson and Velva M. Wilson Revocable Trust, does hereby Convey to Gary L. Wilson, the following described real estate in Delaware County, Iowa:

See Exhibit "A" attached hereto

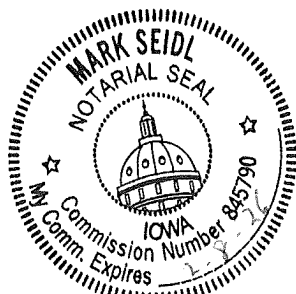
This deed is exempt according to Iowa Code 428A.2(20).

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 19, 2023.



Eldon J. Wilson and Velva M. Wilson Revocable Trust

By Marilyn Wilson
Marilyn Wilson, as Trustee

STATE OF IOWA, COUNTY OF LINN

This record was acknowledged before me on June 19, 2023, by Marilyn Wilson, Trustee of the above-entitled trust.

Mark Seidl
Signature of Notary Public

Exhibit "A"

South half (S $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$); and Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$); and West 15 acres of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$); and Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Twenty Nine (29) Township Eighty Eight North (T88N), Range Four (4), West of the 5th P.M., except commencing at the Northwest corner of said Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$), thence East one hundred thirteen and four-tenths (113.4) feet along the North line of said Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) to the point of beginning, thence South 22° 13' West two hundred there and six-tenths (203.6) feet, thence East two hundred forty three (243) feet, thence North one hundred eighty eight and five-tenths (188.5) feet, thence West one hundred sixty six (166) feet along the North line of said Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) to the point of beginning. Also except East Shore Lots in the Northwest corner of the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Twenty Nine (29) and in the Northeast corner of the Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Thirty (30), Township Eighty Eight North (T88N), Range Four (4), West of the 5th P.M., Delaware County, Iowa, according to Plat recorded in Book 2 Page 981 $\frac{1}{2}$. Subject to roadways and easements of records.

and

Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$); and Parcel 2018-86 and Parcel 2018-87 both part of the Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) all of Section Thirty (30), Township Eighty-Eighty (88) North, Range Four (4) West of the 5th P.M., Delaware County, Iowa, according to Plat recorded in Book 2018 Page 2889. Subject to roadways and easements of records.

and

The East 1009.5 feet of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Thirty (30) and the Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Thirty One (31), all in Township Eighty Eight (88) North, Range Four (4) West of the 5th P.M., Delaware County, Iowa. Subject to roadways and easements of records.