

Recorded: 6/30/2023 at 3:36:11.0 PM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 1500

Return To & Taxpayer: Charles and Marjorie Fensterman, 1146 315th Avenue, Colesburg, IA 52035
Preparer: Gary L Mick, 318 South River Park Drive, PO Box 609, Guttenberg, IA 52052, Phone: 563-252-1733

TRUSTEE WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Mark G. Fensterman, Trustee of the Norman G. Fensterman Trust u/d/t dated February 17, 2005, as to an undivided one-seventh interest, does hereby Convey to Charles R. Fensterman and Marjorie Fensterman, the following described real estate in Delaware County, Iowa:

husband and wife as joint tenants with full rights of survivorship, not as tenants in common

Parcel 2018-92 In The Southwest Quarter Of The Northeast Quarter (SW1/4-NE1/4) Of Section 10, Township 90 North, Range 3 West Of The Fifth Principal Meridian, according to plat recorded at Book 2018, Page 2808.

Deed exempt from groundwater hazard statement per Section 455B.172 (11)(a)(4).

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.

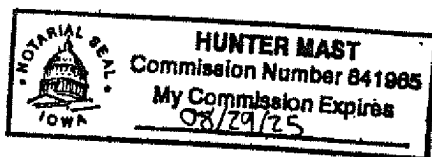
The grantor further warrants to the grantees all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the 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.

Norman G. Fensterman Trust u/d/t dated February 17, 2005

By Mark G Fensterman 6-15-23
Mark G. Fensterman, as Trustee Date

STATE OF IOWA, COUNTY OF Dubuque
This record was acknowledged before me on 6/15/23,
by Mark G. Fensterman, Trustee of the above-entitled
trust.



[Signature]
Signature of Notary Public