

Recorded: 8/11/2023 at 3:23:20.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$959.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 1896

Prepared By: Kyle R. Day, Lane & Waterman LLP, 220 N. Main St., Suite 600, Davenport, IA 52801-1953 (563) 324-3246

Return to:

Address tax statement: Jessee James Lewin and Traci Lanay Lewin, 22503 186th Ave., Manchester, IA 52057

TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of ten and 00/100 ----(\$10.00)---- Dollar(s) and other valuable consideration, **Ryan Dolan as Trustee of the Dolan Family Trust dated December 9, 2009 and any amendments thereto** does hereby convey to **Jessee James Lewin and Traci Lanay Lewin, married persons as joint tenants with full rights of survivorship and not as tenants in common**, the following described real estate in Delaware County, Iowa:

Lot Fifteen (15) of Windy Hollow, a Subdivision of Part of the NE fr. ¼ and part of the SE ¼, Section 4, Township 88N, Range 5, West of the 5th P.M., Delaware County, Iowa, according to the plat recorded in Book 2000, Page 1238.

Subject to easements, covenants and restrictions of record.

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: August 11, 2023

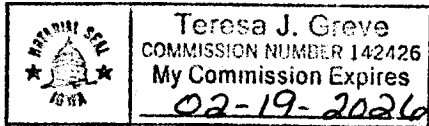
**The Dolan Family Trust dated December 9, 2009
and any amendments thereto**

Ryan Dolan Trustee

Ryan Dolan. Trustee

STATE OF IOWA)
)SS:
COUNTY OF DELAWARE)

This instrument was acknowledged before me on August 11, 2023
by Ryan Dolan as Trustee of the Dolan Family Trust dated December 9, 2009 and any
amendments thereto.



Teresa J. Greve
Notary Public