

Recorded: 9/11/2023 at 8:38:07.0 AM  
County Recording Fee: \$27.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$30.00  
Revenue Tax: \$0.00  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2023 PG: 2212

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

**Preparer/Return to:**

Todd J. Locher, Locher & Davis PLC, PO Box 7, Farley, IA 52046, Ph: 563-744-3359

**Taxpayer Information:**

Mark G. Fensterman, 2868 Hickory Hill, Dubuque, IA 52001

Justin L. Fensterman, 17094 E 102nd Pl, Commerce City, CO 80022

Sue Ann Mollenhauer, 20 122nd St, Lisbon, IA 52253

**Grantors:**

Norman G. Fensterman Trust

**Grantees:**

Mark G. Fensterman

Justin L. Fensterman

Sue Ann Mollenhauer

**Legal Description:**

See Page 2

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



## TRUSTEE WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration, Mark G. Fensterman as Trustee of the Norman G. Fensterman Trust, does hereby Convey to Mark G. Fensterman, Justin L. Fensterman and Sue Ann Mollenhauer, as tenants in common, the following described real estate in Delaware County, Iowa:

An undivided one-seventh interest in:

The East one-fourth (E $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) and the Southwest Quarter (SW $\frac{1}{4}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) of Section Eleven (11), Township Ninety (90) North, Range Three (3), West of the Fifth P.M., except Parcel 2018-93 In The Southwest Quarter Of The Northwest Quarter (SW $\frac{1}{4}$ -NW $\frac{1}{4}$ ) Of Section 11, Township 90 North, Range 3 West Of The Fifth Principal Meridian; Delaware County, Iowa, according to plat recorded in Book 2018, Page 2808; AND

An undivided one-half interest in:

The North one-half (N $\frac{1}{2}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ), and the South one-half (S $\frac{1}{2}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section Ten (10), Township Ninety (90) North, Range Three (3), West of the Fifth P.M., except Parcel B in the S $\frac{1}{2}$  - SE $\frac{1}{4}$  and Parcel C in the SW $\frac{1}{4}$  - SE $\frac{1}{4}$ , both in Section 10; T90N - R3W Delaware County, Iowa, according to plat recorded in Book 8 Plats, Page 129.

**This deed is exempt according to Iowa Code 428A.2(21).**

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: September 7, 2023.

NORMAN G. FENSTERMAN TRUST

By Mark G. Fensterman  
Mark G. Fensterman, as Trustee

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on September 7, 2023, by  
Mark G. Fensterman, Trustee of the above-entitled trust.



[Signature]  
Signature of Notary Public