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Document 2023 2412 Type 03 001 Pages 2
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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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: Kurt Heims and Suzanne Heims, 152 W. Butler Street, Manchester, Iowa 52057

Return Document To: Kurt Heims and Suzanne Heims, 152 W. Butler Street, Manchester, Iowa 52057

Grantors: Jerome J. Heims as trustee of Jerome J. Heims Revocable Trust Agreement Dated July 25, 2023

Grantees: Kurt Heims and Suzanne Heims

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, Jerome J. Heims, Trustee of Jerome J. Heims Revocable Trust Agreement Dated July 25, 2023, does hereby Convey to Kurt Heims and Suzanne Heims, 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:

Lot Nineteen (19), Ballard's Subdivision of part of Lot "I" and of Lots "M" and "N" of Iowa Land Company's Subdivision of part of Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 120

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.

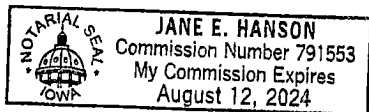
Dated: September 26, 2023

Jerome J. Heims Revocable Trust Agreement
Dated July 25, 2023

By Jerome J. Heims
Jerome J. Heims, as Trustee

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on September 26, 2023 by Jerome J. Heims, Trustee of the above-entitled trust.



Jane E. Hanson
Signature of Notary Public