



Book 2023 Page 2598

Document 2023 2598 Type 03 001 Pages 3  
Date 10/18/2023 Time 12:18:51PM  
Rec Amt \$17.00 Aud Amt \$5.00  
Rev Transfer Tax \$255.20

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

*Handwritten:*  
Hawthorne Elevator Co  
313 3rd Ave SE  
Cedar Rapids IA 52401

## TRUSTEE WARRANTY DEED

### Recorder's Cover Sheet

**Preparer Information:** (name, address and phone number)

Benjamin M. Lange  
Swisher & Cohrt, PLC  
222 1<sup>st</sup> Street East  
Independence, Iowa 50644  
Phone: (319) 334-4488

**Taxpayer Information:** (name and complete address)

Mitchel A. Dickson  
1379 132<sup>nd</sup> Street  
Dundee, Iowa 52038

**Return Document To:** (name and complete address)

Same as Taxpayer

**Grantors:**

LaDema Fisher Vanek Trust dated September 8, 1988

**Grantees:**

Mitchel A. Dickson

**Legal Description:** See Page 2

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

**TRUSTEE WARRANTY DEED**  
**(INTER-VIVOS TRUST)**

For the consideration of One Dollar(s) and other valuable consideration, Lee Franck, as Trustee of the LaDema Fisher Vanek Trust dated September 8, 1988, does hereby convey to Mitchel A. Dickson the following described real estate in Delaware County, Iowa:


**Lot Two (2) of the Subdivision of the North one-half (½) of the Northeast Quarter (NE¼) of Section Twenty Two (22), Township Ninety (90) North, Range Six (6), West of the Fifth P.M., according to plat recorded in Book A Plats, Page 10, except that part described as beginning at the Northeast corner of the Northeast Quarter (NE¼) of said Section Twenty (22), thence North 90° 00' West along the North line of said Northeast Quarter (NE¼) four hundred sixty two and eight-tenths (462.8) feet to the point of beginning, thence continuing North 90° 00' West along said North line one hundred nine and forty two hundredths (109.42) feet, thence South 45°00' West three hundred fifty (350) feet, thence South 53°22' East three hundred twenty three and forty two hundredths (323.42) feet, thence North 27°07' East three hundred twenty eight and ninety nine hundredths (328.99) feet to the Westerly right-of-way line of the existing county road, thence North 19° 37' West along said right-of-way line one hundred fifty six and seventy four hundredths (156.74) feet to the point of beginning.**

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 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 acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: October 16, 2023.

  
\_\_\_\_\_  
Lee Franck, as Trustee of the LaDema  
Fisher Vanek Trust

STATE OF IOWA, COUNTY OF Buchanan, ss:

This record was acknowledged before me on the 16 day of October, 2023, by Lee Franck, as Trustee of the LaDema Fisher Vanek Trust.



A handwritten signature in black ink, appearing to be "BML", written over a horizontal line.

Signature of Notary Public