



Book 2023 Page 2729

Document 2023 2729 Type 03 001 Pages 2
Date 11/02/2023 Time 10:31:21AM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$423.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Prepared By: Eric W. Johnson, P.O. Box 178, Waterloo, IA 50704-0178 (319)234-1766
After Recording Return To: Title Services Corp., 603 Commercial St., Waterloo, IA 50701
Address Tax Statement to: Daniel Kimball and Sara Kimball, 25567 207th Ave., Delhi, IA 52057

TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of One (\$1.00) Dollar and other valuable consideration, Charles L. Kent, Trustee of the Charles L. Kent Revocable Intervivos Trust dated January 10, 2007, and Diane E. Kent, Trustee of the Diane E. Kent Revocable Intervivos Trust dated January 10, 2007, do hereby convey to Daniel Kimball and Sara Kimball, 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:

Lots 6 and 6A of Lake View First Addition to Delaware County, Iowa, according to plat recorded in Book 6 Plats, Page 42.

Subject to restrictions, easements, covenants, ordinances, and limited access provisions of record.

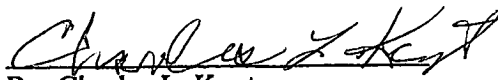
The grantors hereby covenants with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that grantors have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and grantors covenant to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

The grantors further warrant to the grantees all of the following: That the trusts pursuant to which the transfer is made are duly executed and in existence; that to the knowledge of the grantors the person creating the trusts were under no disability or infirmity at the time the trusts were created; that the transfer by the trustees to the grantees is effective and rightful; and that the trustees know of no facts or legal claims which might impair the validity of the trusts 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: 10-24-23

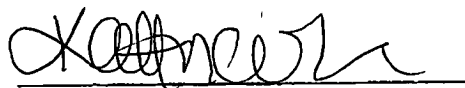
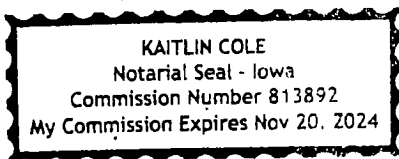
Charles L. Kent Revocable Intervivos Trust
dated January 10, 2007



By: Charles L. Kent
Its: Trustee

State of Iowa)
County of Linn)ss

This record was acknowledged before me on this 24th day of October, 2023, by Charles L. Kent, Trustee of the Charles L. Kent Revocable Intervivos Trust dated January 10, 2007.



Diane E. Kent Revocable Intervivos Trust
dated January 10, 2007



By: Diane E. Kent
Its: Trustee

State of Iowa)
County of Linn)ss

This record was acknowledged before me on this 24th day of October, 2023, by Diane E. Kent, Trustee of the Diane E. Kent Revocable Intervivos Trust dated January 10, 2007.

