

Recorded: 11/3/2023 at 12:59:58.0 PM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 2781

Type of Document: Warranty Deed

Prepared by: Law Office of Hung Ban Tran, 228 West Valley Boulevard, Suite 201, Alhambra, CA 91801, (626) 308-9308

Taxpayer Information: Xuong Quoc Tran & Helen Say Tran 1015 New Street, Manchester, Iowa 52057.

Return to: Xuong Quoc Tran & Helen Say Tran 1015 New Street, Manchester, Iowa 52057 (626) 380-6155.

Grantor(s): Xuong Quoc Tran and Helen Say Tran

Grantee(s): Xuong Quoc Tran and Helen Say Tran, trustees of the Tran Family Trust dated July 12, 2023

Legal Description: Lots Twenty Two (22), Twenty Three (23) and Twenty Four (24), Block Four (4), Sunnyside Addition to Manchester, Iowa, according to plat recorded in Book 1 Plats, page 141.

This deed is exempt from transfer tax and from filing a Declaration of value and Groundwater Hazard Statement pursuant to Iowa Code section 428A.2(21).

Property commonly known as: 1015 New Street, Manchester, Iowa 52057.

APN: 630-29-20-011-00

Mail Tax Statements to: Xuong Quoc Tran & Helen Say Tran 1015 New Street, Manchester, Iowa 52057

WARRANTY DEED

For the consideration of \$1.00 (One Dollar) and other valuable consideration,

Xuong Quoc Tran and Helen Say Tran, husband and wife

do hereby Convey to

Xuong Quoc Tran and Helen Say Tran, Trustees of the Tran Family Trust dated July 12, 2023,
the following described real estate in Delaware County, Iowa:

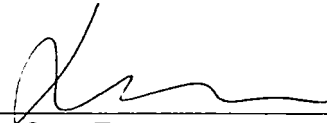
Lots Twenty Two (22), Twenty Three (23) and Twenty Four (24), Block Four (4),
Sunnyside Addition to Manchester, Iowa, according to plat recorded in Book 1 Plats,
page 141.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they 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. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.


Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

APN: 630-29-20-011-00

Dated: July 12, 2023



Xuong Quoc Tran



Helen Say Tran

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
) ss
County of Los Angeles)

On July 12, 2023 before me, STEPHEN MACH, a notary public, personally appeared Xuong Quoc Tran and Helen Say Tran, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument, the persons, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

Signature 

