

Recorded: 11/22/2023 at 11:06:57.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 2941

Return To: Patrick B. Dillon, 209 E 1st Street, Sumner, IA 50674

Taxpayer: James F Funke & Michael J. Funke Revocable Trust, 1008 Clearview Dr.,
Manchester, IA 52057

Preparer: Patrick B. Dillon, 209 E 1st Street, Sumner, IA 50674, Phone: 563 578-1850



TRUSTEE WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, James F. Funke and Michael J. Funke, co-trustees of the Funke Family Revocable Trust, do hereby Convey to James F Funke, a married person, and Michael J Funke Revocable Trust, as tenants in common, the following described real estate in Delaware County, Iowa:

All of Chicago, Milwaukee, St. Paul and Pacific Railroad Company's 100 foot wide right-of-way across the SE $\frac{1}{4}$ SE $\frac{1}{4}$, Section 12, and NE $\frac{1}{4}$ NE $\frac{1}{4}$, Section 13, Township 90 North, Range 5 West, Delaware County, Iowa.

This deed is exempt according to Iowa Code 428A.2(21). No actual consideration.

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: 11-16-23

Funke Family Revocable Trust

James F. Funke
By James F. Funke, Trustee

Michael J. Funke
By Michael J. Funke, Trustee

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on November 16, 2023, by James F. Funke, Trustee of the above-entitled trust.



Mary Fisher
Signature of Notary Public

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on November 16, 2023, by Michael J. Funke, Trustee of the above-entitled trust.



Mary Fisher
Signature of Notary Public