

Recorded: 12/28/2023 at 1:02:32.0 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: 3250

Prepared by: Mark R. Van Heukelom, Bradley & Riley PC, P.O. Box 2804, Cedar Rapids, IA 52406-2804;
319-363-0101

Return to/Address tax statement: Brett D. Arduser, 801 Wood Lily Road, Solon, IA 52333

TRUSTEES' WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration, BRETT DEAN ARDUSER and ANGELA LYNN DUTRA, in their capacity as Trustees of the PEGGY JEAN ARDUSER FAMILY TRUST u/d/o AUGUST 28, 2019, do hereby convey an undivided one-eighth (1/8) interest to BRETT DEAN ARDUSER and an undivided one-eighth (1/8) interest to ANGELA LYNN DUTRA, the following described real estate in Delaware County, Iowa:

THE WEST HALF (W1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION TWENTY-SIX (26); THE EAST HALF (E1/2) OF THE SOUTHEAST QUARTER OF SECTION TWENTY-SEVEN (27), ALL IN TOWNSHIP EIGHTY-SEVEN NORTH, RANGE THREE (3), WEST OF THE 5TH P.M., IN DELAWARE COUNTY, IOWA AND CONTAINING 159 ACRES MORE OR LESS.

The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record in the office of the Recorder of Delaware County, Iowa.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

By acceptance and recording of this Deed, Grantor acknowledges that Grantee is a purchaser for value in good faith and without notice of any adverse claim and has relied on the Individual Trustee's Affidavit recorded with the Deed pursuant to Iowa Code Section 614.14.

The Grantor hereby covenants with Grantee, and successors in interest, that Grantor holds the real estate by title in fee simple; that Grantor has good and lawful authority to 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 lawful claims of all persons, except as may be above stated.

The Grantor further warrants to the Grantee 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 Grantee 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.

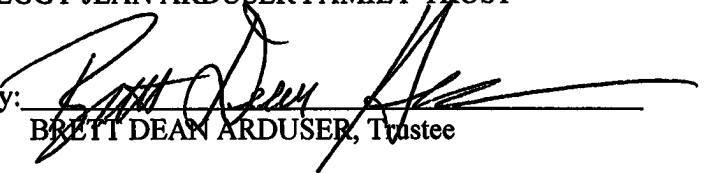
This Deed is exempt from transfer tax and from filing a declaration of value and groundwater hazard statement pursuant to Iowa code Section 428A.2(20).

This Deed was prepared at the request of the Grantor, without the benefit of a title search, and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

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

Dated: December 26, 2023

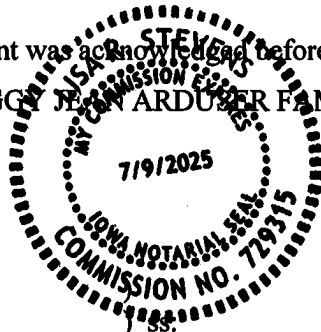
PEGGY JEAN ARDUSER FAMILY TRUST

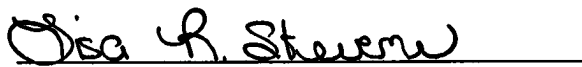
By: 
BRETT DEAN ARDUSER, Trustee

By: 
ANGELA LYNN DUTRA, Trustee

STATE OF IOWA)
) ss:
COUNTY OF JONES)

This instrument was acknowledged before me on December 26, 2023 by BRETT DEAN ARDUSER, as TRUSTEE of the PEGGY JEAN ARDUSER FAMILY TRUST.





Notary Public in and for the State of Iowa

STATE OF IOWA)
) ss:
COUNTY OF JONES)

This instrument was acknowledged before me on December 26, 2023 by ANGELA LYNN DUTRA, as TRUSTEE of the PEGGY JEAN ARDUSER FAMILY TRUST.




Notary Public in and for the State of Iowa