

Recorded: 1/5/2024 at 9:15:20.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$10.40
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 51

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Stephanie A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, IA 50644, Phone: (319) 334-3704

Taxpayer Information: Beau A. Hutchinson, 2276 170th Street, Manchester, IA 52057

Return Document To: Stephanie A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, IA 50644

Grantor: Patsy L. Baskerville, Trustee of the Patsy Baskerville Living Trust

Grantee: Beau A. Hutchinson

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

TRUSTEE WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Patsy L. Baskerville, Trustee of the Patsy Baskerville Living Trust, does hereby convey to Beau A. Hutchinson, the following described real estate in Delaware County, Iowa:

Commencing at a point on the North line of the East Half of the Northwest ¼ of the Northeast ¼ of Section 7, Township 89 North, Range 4 West of the 5th P.M., where said line intersects the West line of the Right of Way of the Manchester & Oneida Railroad Company, running thence West along the North line of said Section Seven, Nine rods, thence South Eight rods, thence East Eleven rods to the West line of said right of way of the Manchester & Oneida Railroad Company, thence Northeasterly along the West line of said right of way Eight and 24/100 rods to the place of beginning, all being in the East ½ of the Northwest ¼ of the Northeast ¼ of Section 7, Township 89 North, Range 4 West of the 5th P.M.

***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.**

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 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 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 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.

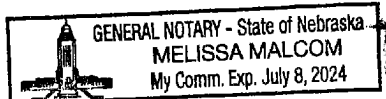
Dated: December 29, 2023

Patsy Baskerville Living Trust

Patsy L. Baskerville
Patsy L. Baskerville, Trustee

STATE OF Nebraska, COUNTY OF Dawson:

This record was acknowledged before me on December 29, 2023, by Patsy L. Baskerville, Trustee of the Patsy Baskerville Living Trust.



Melissa Malcom
Signature of Notary Public