

Recorded: 1/18/2024 at 1:29:35.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$719.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 133

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information: Bradley A. Maurer and Baili M. Maurer, 1720 Hwy 3, Strawberry Point, Iowa 52076

Return Document To: Bradley A. Maurer and Baili M. Maurer, 1720 Hwy 3, Strawberry Point, Iowa 52076

Grantors: Jody M. Kerns as trustee of Joseph C. Kintzle Revocable Trust dated July 11, 2016

Grantees: James P. Kerns and Jody M. Kerns

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Jody M. Kerns, Trustee of Joseph C. Kintzle Revocable Trust dated July 11, 2016, does hereby Convey to Bradley A. Maurer and Baili M. Maurer, as 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:

Parcel 2023-108; in the Northwest Quarter of the Northwest Quarter Section 5, Township 90 North, Range 5 West of the 5th P.M., Delaware County Iowa, according to plat recorded in Book 2023, Page 3264.

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: 1-17-24

Joseph C. Kintzle Revocable Trust dated July 11, 2016

By Jody M. Kerns, Trustee
Jody M. Kerns, as Trustee

STATE OF IOWA, COUNTY OF Jan 17, 2024

This record was acknowledged before me on January 17, 2024, by Jody M. Kerns, Trustee of the above-entitled trust.

[Signature]
Signature of Notary Public

