

Recorded: 1/18/2024 at 1:32:25.0 PM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$2,032.80
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 136

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: James P. Kerns and Jody M. Kerns, 1463 200th Ave, Manchester, Iowa 52057

Return Document To: James P. Kerns and Jody M. Kerns, 1463 200th Ave, Manchester, Iowa 52057

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, as Trustee of Joseph C. Kintzle Revocable Trust dated July 11, 2016, does hereby Convey to James P. Kerns and Jody M. Kerns, 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:

The East one-half (E $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Two (2), Township Ninety (90) North, Range Five (5), West of the Fifth P.M., except commencing at a point three hundred fifty (350) feet South of the Northeast corner of the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of said Section Two (2), and running thence West two hundred eighty three (283) feet, thence South three hundred forty (340) feet, thence East two hundred eight three (283) feet, thence North three hundred forty (340) feet to the point of beginning, and also except that part platted as Hoefler Subdivision; in the Southeast Quarter of the Southeast Quarter of Section 2, Township 90 North Range 5 West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2018, Page 2286.

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 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: Jun 17, 2024.

Joseph C. Kintzle Revocable Trust dated July 11,
2016

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

STATE OF IOWA, COUNTY OF Delaware

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

