



Book 2024 Page 173

Document 2024 173 Type 03 001 Pages 2
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Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$566.40

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

**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: Alan J. Nachtman and Marcia R. Nachtman, 2713 150th Avenue, Manchester, Iowa 52057

Return Document To: Alan J. Nachtman and Marcia R. Nachtman, 2713 150th Avenue, Manchester, Iowa 52057

Grantors: Caroline A. Nachtman as trustee of Caroline A. Nachtman Revocable Trust Agreement dated May 17, 2017

Grantees: Alan J. Nachtman and Marcia R. Nachtman

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, Caroline A. Nachtman, Trustee of Caroline A. Nachtman Revocable Trust Agreement dated May 17, 2017, does hereby Convey to Alan J. Nachtman and Marcia R. Nachtman, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

The Northeast Quarter (NE¼) of Section Thirty Five (35), Township Eighty Eight (88) North, Range Six (6), West of the 5th P.M. in Delaware County, Iowa

This deed is in fulfillment of Real Estate Contract recorded April 18, 2002 in Book 2002, Page 1463 as amended in Amendment to Real Estate Contract recorded January 26, 2017 in Book 2017, Page 293

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.

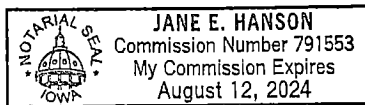
Dated: January 18, 2024

Caroline A. Nachtman Revocable Trust Agreement dated May 17, 2017

By Caroline A. Nachtman
Caroline A. Nachtman, as Trustee

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on January 18, 2024, by Caroline A. Nachtman, Trustee of the above-entitled trust.



Jane E. Hanson
Signature of Notary Public