



Book 2024 Page 285

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Rec Amt \$17.00 Aud Amt \$10.00  
Rev Transfer Tax \$856.80

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

**X Taxpayer Information:** John P. Monaghan & Polly A. Monaghan, 2649 170th Ave, Manchester, Iowa 52057

**Return Document To:** John P. Monaghan & Polly A. Monaghan, 2649 170th Ave, Manchester, Iowa 52057

**Grantors:** Bernard J. Monaghan and Margaret M. Monaghan as trustees of Bernard and Margaret Monaghan Revocable Trust Agreement dated February 12, 1993

**Grantees:** John P. Monaghan and Polly A. Monaghan

**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, Bernard J. Monaghan and Margaret M. Monaghan, Trustees of the Bernard and Margaret Monaghan Revocable Trust Agreement dated February 12, 1993, do hereby Convey to John P. Monaghan and Polly A. Monaghan, 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:

Southeast Quarter (SE $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section Nineteen (19), Township Eighty Eight (88) North, Range Five (5), West of the 5th P.M., subject to easements of record; and all the North  $\frac{3}{4}$  of the East  $\frac{1}{2}$  of Section Thirty (30), Township Eighty Eight (88) North, Range Five (5), West of the 5th P.M. lying East of the railroad right-of-way except the South 300 feet of the East 1000 feet of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) and the North 200 feet of the East 1000 feet of the Northeast Quarter (NE $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of said Section Thirty (30), Township Eighty Eight (88) North, Range Five (5), West of the 5th P.M. but including the following described real estate:

The West 200 feet of the East 971 feet of the South 155 feet of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) and the West 200 feet of the East 971 feet of the North 32 feet of the Northeast Quarter (NE $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) all in Section Thirty (30), Township Eighty Eight (88) North, Range Five (5), West of the 5th P.M., subject to easements of records.

This deed is given in fulfillment of Real Estate Contract filed May 6, 2005 in Book 2005, Page 1590, as amended in Amendment to Real Estate Contract filed July 1, 2005 in Book 2005, Page 2283

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: February 5, 2024.

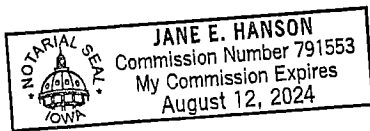
Bernard and Margaret Monaghan Revocable  
Trust Agreement dated February 12, 1993

By Bernard J. Monaghan  
Bernard J. Monaghan, as Trustee

By Margaret M. Monaghan  
Margaret M. Monaghan, as Trustee

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on February 5, 2024, by Bernard J. Monaghan and Margaret M. Monaghan, Trustees of the above-entitled trust.



Jane E. Hanson  
Signature of Notary Public