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Document 2024 360 Type 03 001 Pages 2  
Date 2/15/2024 Time 3:08:21PM  
Rec Amt \$12.00 Aud Amt \$10.00  
Rev Transfer Tax \$4.00

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:** Coffins Grove Cemetery Association, Inc., c/o Randy Fiddelke, 1337 Candle Road, Manchester, Iowa 52057

**Return Document To:** Coffins Grove Cemetery Association, Inc., c/o Randy Fiddelke, 1337 Candle Road, Manchester, Iowa 52057

**Grantors:** Craig W. Francois and Diane M. Francois as co-trustees of Trust Agreement of Craig and Diane Francois

**Grantees:** Coffins Grove Cemetery Association, Inc.

**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, Craig W. Francois and Diane M. Francois, Co-Trustees of Trust Agreement of Craig and Diane Francois, does hereby Convey to Coffins Grove Cemetery Association, Inc., a corporation organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

Parcel 2023-94, Part of the SE 1/4 – SE 1/4 of Sec. 22; and Parcel 2023-95, Part of the SW 1/4 – SW 1/4 of Sec. 23; all in Lot 1 of Francois Family Second Subdivision in T89N, R6W of the 5th P.M., Delaware County, Iowa according to plat recorded in Book 2023, Page 2819.

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: February 14, 2024.

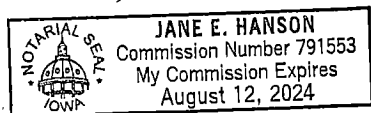
Trust Agreement of Craig and Diane Francois

By Diane M. Francois  
Diane M. Francois, as co-Trustee

By Craig Francois  
Craig W. Francois, as co-Trustee

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on February 14, 2024, by Craig W. Francois and Diane M. Francois, co-Trustees of the above-entitled trust.



Jane E. Hanson  
Signature of Notary Public