

Recorded: 2/16/2024 at 9:32:20.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 363

Return To: Stephanie A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave., Suite 4, Independence, IA 50644
Taxpayer: John P. Berns Revocable Trust U/A dated February 15, 2024, 4426 Spencers Grove Rd., Walker, IA 52352
Preparer: Stephanie A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave., Suite 4, Independence, IA 50644,
Phone: 319-334-3704

BILL OF SALE

For the consideration of the sum of \$1.00 and other valuable consideration, John P. Berns and Amy J. Berns, husband and wife, to hereby Convey an **undivided one-half (1/2) interest** to the John P. Berns Revocable Trust U/A dated February 15, 2024 and an **undivided one-half (1/2) interest** to the Amy J. Berns Revocable Trust U/A dated February 15, 2024, the following described property in Delaware County, State of Iowa:

Cabin on leased ground of Schneider, described as Cabin No. 18 in Section 23, Township 88 North, Range 5 West of the Fifth P.M., Delaware County, Iowa. Locally known as 20653 257th Street, Manchester, IA 52057.

Parcel No. 000250230102609

***This deed is exempt according to Iowa Code 428A.2(21).**

Seller hereby covenants with Buyers that Seller is the owner of said personal property, that Seller has good and lawful authority to sell, transfer, and assign the same and that the same is free and clear of all liens, security interests and encumbrances except as may be above stated; and Seller covenants to warrant and defend said personal property against the lawful claims of all persons except as may be above stated.


SELLER HEREBY SELLS, TRANSFERS AND ASSIGNS SAID PERSONAL PROPERTY IN "AS IS" CONDITION. ALL IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR ANY PARTICULAR PURPOSE IN REGARD TO SAID PERSONAL PROPERTY ARE HEREBY EXCLUDED. THERE ARE NO WARRANTIES OF FITNESS WHICH EXTEND BEYOND THE DESCRIPTION ON THE FACE HEREOF.

CERTIFICATION. Buyers and Sellers each certify that they are not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order

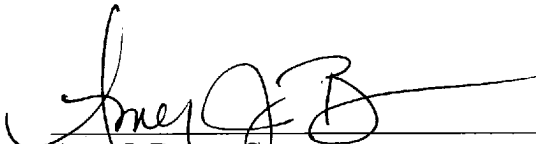
or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and are not engaged in this transaction, directly or indirectly on behalf of, any such person, group, entity or nation. Each party hereby agrees to defend, indemnify and hold harmless the other party from and against any and all claims, damages, losses, risks, liabilities and expenses (including attorney's fees and costs) arising from or related to my breach of the foregoing certification.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as the appropriate gender, according to the context.

Date: February 15, 2024



John P. Berns, Grantor



Amy J. Berns, Grantor

STATE OF IOWA, COUNTY OF BUCHANAN

This record was acknowledged before me on February 15, 2024 by John P. Berns and Amy J. Berns, husband and wife.



Signature of Notary Public

