

Recorded: 2/21/2024 at 11:43:23.0 AM  
County Recording Fee: \$12.00  
Iowa E-Filing Fee: \$3.22  
Combined Fee: \$15.22  
Revenue Tax: \$0.00  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2024 PG: 399

Prepared by: Travis J. Schroeder, Simmons Perrine Moyer Bergman PLC  
and return to: 115 Third Street SE - Suite 1200, Cedar Rapids, Iowa 52401 (319) 366-7641

**SPACE ABOVE THIS LINE FOR RECORDER**

Address Tax Statement: Cindia A. Durnil: 2167 Sugar Creek Drive NW, Cedar Rapids, IA 52405

**TRUSTEE WARRANTY DEED**

For the consideration of one dollar and other valuable consideration, CINDIA A. DURNIL, AS ADMINISTRATIVE TRUSTEE OF THE RITA J. JONES REVOCABLE TRUST DATED JUNE 5, 2018, does hereby convey to CINDIA A. DURNIL and MICHAEL L. JONES, AS CO-TRUSTEES OF THE LA VERNE R. JONES REVOCABLE TRUST DATED JUNE 5, 2018, the following described real estate in Delaware County, Iowa:

**An undivided one-half interest in and to:**

**Lot Fifty-three (53) of Northtown Estates Subdivision of part of the North one-half (N ½) of the Southeast Quarter (SE ¼) of Section 20-89N-5W, Delaware County, Iowa, according to plat recorded in Book 4 Plats, Page 13 of the records of the Delaware County, Iowa, Recorder**

together with and subject to covenants, conditions, restrictions and easements of record.

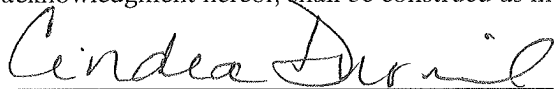
The grantor hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above 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.

This deed represents a transfer of real estate, being a distribution from a trust without additional consideration and is therefore exempt from transfer tax pursuant to Iowa Code Section 428A.2(20), and for the same reason is exempt from the requirements of a declaration of value and a groundwater hazard statement.

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

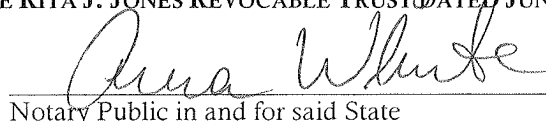
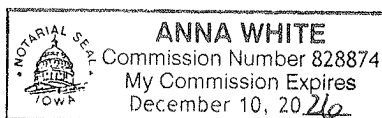
Dated: Feb 21, 2024



CINDIA A. DURNIL, ADMINISTRATIVE TRUSTEE OF THE RITA J. JONES REVOCABLE TRUST DATED JUNE 5, 2018,

STATE OF IOWA, COUNTY OF Linn, ss:

This instrument was acknowledged before me this 21<sup>st</sup> day of February, 2024 by CINDIA A. DURNIL, AS ADMINISTRATIVE TRUSTEE OF THE RITA J. JONES REVOCABLE TRUST DATED JUNE 5, 2018.



Notary Public in and for said State