

Recorded: 2/22/2024 at 3:13:42.0 PM
County Recording Fee: \$42.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$45.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 411

Prepared by / Return to: Donald L. Johnson, Shuttleworth & Ingersoll, P.L.C., P.O. Box 2107, Cedar Rapids, Iowa 52406; Phone: (319) 365-9461

Address Tax Statement to: Sue Garner, Trustee, 109 5th Ave. Ct., Coggon, IA 52218

TRUSTEE WARRANTY DEED

For valuable consideration, Susan B. Garner, Trustee of the Robert R. Garner Declaration of Trust dated September 5, 2008, hereby conveys to Susan B. Garner, Trustee of the Susan B. Garner Declaration of Trust dated September 5, 2008, all of the Grantors' right, title, interest, claim and demand in the following described real estate in Delaware County, Iowa:

See Attached Exhibit A on Page 2.

This is a deed in exchange for consideration that is \$500.00 or less and is therefore exempt from transfer tax and from declaration of value and groundwater hazard statement requirements pursuant to Iowa Code § 428A.2(21).


The grantor covenants with the grantee(s), and successors in interest, that the grantor holds the above real estate by title in fee simple; that the 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 stated above. The grantor covenants to warrant and defend the above real estate against the lawful claims of all persons, except as may be stated above.

The grantor further warrants to the grantee(s) all of the following: that the trust pursuant to which the transfer is made is duly executed and in existence; that 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 in this deed, including the acknowledgment(s), shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

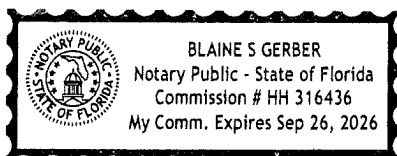
Date: 02-12-2024

Robert R. Garner Declaration of Trust
Dated September 5, 2008


Susan B. Garner, Trustee

STATE OF FLORIDA, Sarasota COUNTY, ss:

This instrument was acknowledged before me this 12 day of Feb, 2024, by Susan B. Garner, Trustee of the Robert R. Garner Declaration of Trust dated September 5, 2008.



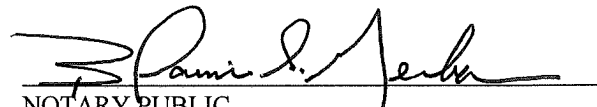

NOTARY PUBLIC

EXHIBIT A

The North one-half of the Southeast Quarter of Section 1, Township 87 North, Range 6, West of the Fifth P.M.,

And

All that part of the Southeast Quarter of Section 7, Township 87 North, Range 5 West of the 5th P.M. lying East of the Illinois Central Railroad Company right of way-except commencing at the Northeast corner of said Southeast Quarter of Section 7, thence South 264 feet, thence West 165 feet, thence North 264 feet, thence East 165 feet to place of beginning, and also except commencing at the Southwest corner of the said Southeast Quarter of Section 7, running thence East 731 feet, thence North 718 feet, thence West to the Illinois Central Railroad Company right of way, thence Southwesterly along the East line of the Illinois Central Railroad Company right of way to a point 303 feet North of said Southwest corner of said Southeast Quarter of Section 7, thence South to the place of beginning and also excepting that part of the Southeast Quarter (SE $\frac{1}{4}$) of Section 7, Township 87 North, Range 5 West of the 5th P.M., described as commencing at a point on the South line of said Southeast Quarter (SE $\frac{1}{4}$) which is seven hundred thirty one (731.0) feet East of the Southwest corner of said Southeast Quarter (SE $\frac{1}{4}$), running thence North seven hundred eighteen (718.0) feet, thence East four hundred twenty seven (427.0) feet, thence South seven hundred eighteen (718.0) feet to the South line of said Southeast Quarter (SE $\frac{1}{4}$), thence West four hundred twenty seven (427.0) feet on the South line of said Southeast Quarter (SE $\frac{1}{4}$) to the point of beginning, subject to highways and easements of record.

And

The South one-half (S $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section One (1), Township Eighty-seven (87), Range Six (6), West of the 5th P.M., Delaware County, Iowa, containing eighty (80) acres, more or less, subject to existing public highways.

And

The South one-half (S $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Twenty Five (25), Township Eighty Eight (88) North, Range Six (6), West of the 5th P.M. except parcel sold to State of Iowa recorded in L.D. Book 96 at Page 169.

And

The Northeast Quarter (except that part conveyed to the State of Iowa by Warranty Deed recorded in Book 96 L.D., Page 148) of Section Thirty Six (36), Township Eighty Eight (88) North, Range Six (6), West of the 5th P.M., Delaware County except that part of the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Thirty-Six (36), Township Eighty-Eight North (T88N), Range Six West (R6W) of the Fifth P.M., Delaware County, Iowa, described as commencing at the Southeast corner of the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of said Section Thirty-Six (36), thence North 89°-50'-00" West 175.50 feet to the point of beginning, thence North 89°-50'-00" West 364.40 feet, thence North 0°-23'-45" East 1,010.0 feet, thence

South 89°-50'-00" East 464.93 feet to the Westerly right of way line of Iowa Highway No. 13, thence South 1°-02'-00" East along said right of way line 35.66 feet, thence North 88°-35'-30" West along said right of way line 15.00 feet, thence South 1°-02'-00" East along said right of way line 231.60 feet, thence West along said right of way line 10.00 feet, thence South 1°-01'-00" East along said right of way line 644.40 feet, thence South 45°-06'-00" West 139.60 feet to the point of beginning, said parcel containing approximately 10.44 acres, of which approximately 0.44 acre is in county road right of way.

And

Lot Seven Hundred Five (705), Manchester, Iowa, according to plat recorded in Book I L.D., Pages 284-285.

And

The South 1/2 of the vacated alley adjacent to Lot 705, Manchester, Iowa, according to plats recorded in Book 1 L.D., Pages 284-285.