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Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$1,535.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Matthew D. Piersall, 3716 First Ave NE, Cedar Rapids, IA 52402,
Phone: 319-297-7222

Taxpayer Information: Chad Allen Eschen & Jennifer Frances Eschen, 1827 180th Ave,
Manchester, IA 52057

Return Document To: Chad Allen Eschen, 1827 180th Ave, Manchester, IA 52057

Grantors: Gregg A. Eschen as trustee of Eschen Family Trust

Grantees: Chad Allen Eschen and Jennifer Frances Eschen

Legal Description: See Page 2

TRUSTEE WARRANTY DEED

For the consideration of One Dollar and other valuable consideration, **Gregg A. Eschen, Trustee of the Eschen Family Trust**, does hereby Convey to **Chad Allen Eschen and Jennifer Frances Eschen**, as a married couple as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

The West fractional one-half (Wfr 1/2) of the Northwest Quarter (NW 1/4) and the West one-half (W 1/2) of the East one-half (E 1/2) of the Northwest Quarter (NW 1/4) of Section Thirty (30), Township Ninety (90) North, Range Six (6), West of the Fifth P.M.

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.

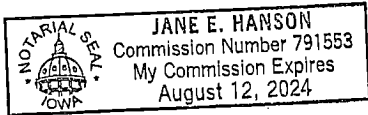
Dated: February 29, 2024.

Eschen Family Trust

By Gregg A. Eschen
Gregg A. Eschen, as Trustee

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on February 29, 2024, by Gregg A. Eschen, Trustee of the above-entitled trust.



Jane E. Hanson
Signature of Notary Public