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Document 2024 472 Type 03 001 Pages 2
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Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$3.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

**TRUSTEE WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Steven E Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Phone: 563-927-4164

Taxpayer Information: Jake Manternach and Lindsay J. Manternach, 2004 Buchanan-Delaware Ave., Masonville, IA 50654

Return Document To: Jake Manternach and Lindsay J. Manternach, 2004 Buchanan-Delaware Ave., Masonville, IA 50654

Grantors: Jeffrey L. Manternach and Nancy J. Manternach as Co-Trustees of the Jeffrey L. Manternach Revocable Trust Dated June 7, 2003 as it may be amended from time to time

Grantees: Jake Manternach and Lindsay J. Manternach

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of Two Thousand Five Hundred Dollar(s) and other valuable consideration, Nancy J. Manternach and Jeffrey L. Manternach as Co-Trustees of the Nancy J. Manternach Revocable Trust Dated June 7, 2003 as it may be amended from time to time as it may be amended from time to time, does hereby Convey to Jake Manternach and Lindsay J. Manternach, 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:

An undivided one-half (1/2) interest in The North 235 feet of the West 220 feet of Parcel 2023-05 being part of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section Thirty (30), Township Eighty-nine North (T89N), Range Six West (R6W) of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2023 Page 467 Subject to easement 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.

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

Dated: 2-29-24

Nancy J. Manternach Revocable Trust Dated June 7, 2003 as it may be amended from time to time

By Nancy J. Manternach, as Co-Trustee

By Jeffrey L. Manternach, as Co-Trustee

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on February 29, 2024, by Nancy J. Manternach and Jeffrey L. Manternach, Co-Trustees of the above-entitled trust.

Signature of Notary Public

