

Recorded: 3/4/2024 at 11:49:05.0 AM
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$30.00
Revenue Tax: \$1,403.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 491

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information: Michael J. Gaul and Eden C. Gaul, 1027 Hwy 13, Strawberry Point, Iowa 52076

Return Document To: Michael J. Gaul and Eden C. Gaul, 1027 Hwy 13, Strawberry Point, Iowa 52076

Grantors: Jody M. Kerns as trustee of Joseph C. Kintzle Revocable Trust dated July 11, 2016

Grantees: Michael J. Gaul and Eden C. Gaul

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Jody M. Kerns, Trustee of Joseph C. Kintzle Revocable Trust dated July 11, 2016, does hereby Convey to Michael J. Gaul and Eden C. Gaul, as husband and wife as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Parcel 2024-04; in the Northeast Quarter of the Northeast Quarter Section 6, Township 90 North, Range 5 West of the 5th P.M., Delaware County, Iowa according to plat recorded in Book 2024, Page 259;

AND

The West fractional one-half (Wfr1/2) of the Northwest Quarter (NW 1/4) of Section Five (5), Township Ninety (90) North, Range Five (5), West of the Fifth P.M., except Parcel 2023-108 and Parcel 2023-109; in the Northwest Quarter of the Northwest Quarter Section 5, Township 90 North, Range 5 West of the 5th P.M., Delaware County Iowa, according to plat recorded in Book 2023, Page 3264, but including Parcel 2023-110; in the Northwest Quarter of the Northwest Quarter Section 5, Township 90 North, Range 5 West of the 5th P.M., Delaware County Iowa, according to plat recorded in Book 2023, Page 3264

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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: March 1, 2024.

Joseph C. Kintzle Revocable Trust dated July 11,
2016

By Jody M. Kerns
Jody M. Kerns, as Trustee

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on March 1, 2024, by Jody M. Kerns,
Trustee of the above-entitled trust.

JRL
Signature of Notary Public

