

Recorded: 3/15/2024 at 9:50:47.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 583

TRUSTEE SPECIAL WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Peter H. Wessels, WESSELS & WIERMAN, P.C., 423 - 17th Street, Suite 102, Rock Island, IL 61201, Phone: 309-794-9400

Taxpayer Information: John E. Francois, 2055 Victor Avenue, Winthrop, IA 50682

Return Document To: Peter H. Wessels, WESSELS & WIERMAN, P.C., 423 -17th Street, Suite 102, Rock Island, IL 61201

Grantor: Janice E. McCusker, Trustee of the Lois C. Francois Trust dated October 10, 2022

Grantee: John E. Francois and Elizabeth M. Francois, Co-Trustees of the John E. Francois Revocable Trust dated March 2, 2017

Legal Description: See Page 2

Document or instrument number of previously recorded documents: 2022-3062

*** 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.**

CONSIDERATION LESS THAN \$500.00. TRANSFER TAX STAMPS EXEMPT.



TRUSTEE SPECIAL WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration Janice E. McCusker, as Trustee of the Lois C. Francois Trust dated October 10, 2022, do hereby Convey to John E. Francois and Elizabeth M. Francois, Co-Trustees of the John E. Francois Revocable Trust dated March 2, 2017 the following described real estate in Delaware County, Iowa:

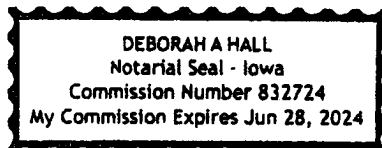
Lot Three (3) of Oak Way Extension, A Subdivision of part of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section Five (5), Township Eighty-Eight (88) North, Range Five (5), West of the Fifth Principal Meridian, and Part of the Northwest Quarter (NW ¼) of Section Four (4), Township Eighty-Eight (88) North, Range Five (5), West of the Fifth Principal Meridian, Delaware County, Iowa, according to the plat recorded in Book 4 Plats, Page 112.

The grantor does hereby covenant with grantee, and successors in interest, to warrant and defend the real estate against the lawful claims of all persons claiming by, through or under grantor, except as may be above stated.

The grantor further warrants to the grantee 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 trustees to the grantee is effective and rightful; and that the trustees know 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: May 17, 2023.

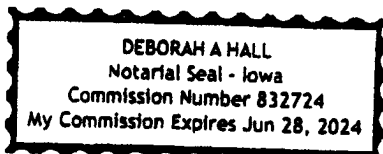


Lois C. Francois Trust dated October 10, 2022

Janice E. McCusker
Janice E. McCusker, Co-Trustee

STATE OF IOWA, COUNTY OF Linn

This record was acknowledged before me on May 17th, 2023, by Janice E. McCusker, Trustee of the above-entitled trust.



Deborah A. Hall
Signature of Notary Public