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Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$301.60

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA



Return To: Jason A. Sullivan, 306 E Harrison Street, Edgewood, IA 52042

Taxpayer: Jason A. and Kimberly A. Sullivan, 302 S Bell Street, Edgewood, IA 52042

Preparer: John C. Compton, 116 1/2 W. Mission St., PO Box 8, Strawberry Point, IA 52076,
Phone: 563-933-4334



TRUSTEE WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Francis A. Sperfslage, Trustee of Francis A. Sperfslage Trust, dated August 11, 2010, does hereby Convey to Jason A. Sullivan and Kimberly A. Sullivan, 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:

Lot Six (6), except the North Fifty-five (55) feet thereof, of Perrinjaquet's Addition to Edgewood, Delaware County, Iowa; according to Plat in Book 2, Plats, Page 65.

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: May 7, 2024.

Francis A. Sperflage Trust



By: Francis A. Sperflage
Francis A. Sperflage, as Trustee

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on May 7, 2024, by Francis A. Sperflage, Trustee of the above-entitled trust.

Teresa Turnis
Signature of Notary Public