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Document 2024 1116 Type 03 001 Pages 3
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Rec Amt \$17.00 Aud Amt \$5.00
Rev Transfer Tax \$430.40

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: Ruth A. McGrane, 730 Stiles Street, Manchester, IA 52057

Return Document To: Ruth A. McGrane, 730 Stiles Street, Manchester, IA 52057

Grantors: Ramon J. Wycoff, as Trustee of The Ramon J. Wycoff Revocable Trust Dated May 24, 2022, as it may be amended from time to time

Grantees: Ruth A. McGrane

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of Two Hundred Sixty-Nine Thousand Five Hundred Dollar(s) and other valuable consideration, Ramon J. Wycoff, as Trustee of The Ramon J. Wycoff Revocable Trust Dated May 24, 2022, as it may be amended from time to time, does hereby Convey to Ruth A. McGrane, the following described real estate in Delaware County, Iowa:

Unit No. 730 and the undivided one-fourth (1/4) interest in the Common Elements appurtenant to said Unit, in "Stiles Street Estates", according to Declaration of Submission to a Horizontal Property Regime and of Easements, Restrictions and Covenants for Stiles Street Estates Manchester, Iowa, recorded in Book 2006, Page 2595; same being located on Lots One (1) and Two (2) of Foust First Addition, a Subdivision of Lot 5 (Except Parcel No. 1) Tibbott's First Addition, a Subdivision of Part of Lot 5 of the Subdivision of the Southwest Quarter and the South Half of the Northwest Quarter of Section 28, Township 89 North, Range 5 West of the 5th P.M., City of Manchester, Delaware County, Iowa, according to plat recorded in Book 2002, Page 3414.

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.

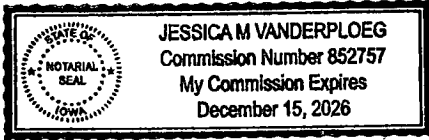
Dated: May 17, 2024

The Ramon J. Wycoff Revocable Trust Dated May 24, 2022, as it may be amended from time to time

By Ramon J. Wycoff
Ramon J. Wycoff, as Trustee

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on May 17, 2024
by Ramon J. Wycoff, Trustee of the above-entitled trust.



Jessica M Vanderploeg
Signature of Notary Public