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Date 6/03/2024 Time 10:21:00AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$959.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Prepared by: Mark R. Van Heukelom, Bradley & Riley PC, P.O. Box 2804, Cedar Rapids, IA 52406-2804; 319-363-0101
Return to/Address tax statement: Alex Ryan and Jaclyn Ryan, 1956 295th Street, Manchester, IA 52057

TRUSTEE'S WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration, JOANN METZ, JANICE LAWRENCE, and LINDA RINGGENBERG, in their capacity as Trustees of the GERALD AND ANN GUDENKAUF REVOCABLE TRUST u/d/o April 4, 1995, as amended, do hereby convey to ALEX RYAN and JACLYN RYAN, 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 2024-25 OF PLAT OF SURVEY FILED APRIL 22, 2024, IN BOOK 2024 PAGE 887, BEING A PART OF THE NW $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF SECTION 10, TOWNSHIP 87 NORTH, RANGE 5, WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA.

By acceptance and recording of this Deed, Grantee acknowledges that they are purchaser for value in good faith and without notice of any adverse claim and have relied on the Individual Trustees' Affidavit recorded with the Deed pursuant to Iowa Code Section 614.14.

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 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 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 Trustees to the Grantees 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 acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: May 12, 2024.

GERALD AND ANN GUDENKAUF REVOCABLE TRUST u/d/o April 4, 1995, as amended

BY: Joann m metz
JOANN METZ, Trustee

BY: Janice Lawrence
JANICE LAWRENCE, Trustee

BY: Linda Ringgenberg
LINDA RINGGENBERG, Trustee

STATE OF IOWA)
) ss:
COUNTY OF Delaware)

This instrument was acknowledged before me on May 12, 2024 by JOANN METZ, JANICE LAWRENCE, and LINDA RINGGENBERG in their capacity as Trustees of the GERALD AND ANN GUDENKAUF REVOCABLE TRUST u/d/o April 4, 1995, as amended.



Susan K Meyer
Notary Public in and for State