

Recorded: 6/4/2024 at 2:19:56.0 PM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$39.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 1215

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: George A. Davis, 225 1st Avenue East, Dyersville, IA 52040, Phone: 563-875-9112

Taxpayer Information: Matthew Allen and Rachel Marie Elliot, 404 Main Street, Colesburg, IA 52035

Return Document To: George A. Davis, 225 1st Avenue East, Dyersville, Iowa, 52040

Grantors: Roger L. Schrunk and Marilyn J. Schrunk as co-trustees of Roger L. and Marilyn J. Schrunk Family Trust dated March 15, 2001

Grantees: Matthew Allen Elliot and Rachel Marie Elliot

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, Roger L. Schrunk and Marilyn J. Schrunk, Co-Trustees of Roger L. and Marilyn J. Schrunk Family Trust dated March 15, 2001, does hereby Convey to Matthew Allen Elliot and Rachel Marie Elliot, 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:

The East one hundred twenty eight (128) feet of the West two hundred ninety five (295) feet of Lot Eleven (11) of the Subdivision of the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of Section Four (4), Township Ninety (90) North, Range Three (3), West of the Fifth P.M., according to Corrected and Amended Plat of Colesburg, Iowa, recorded in Book 1 Plats, Pages 73-86

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: 05-31-2024

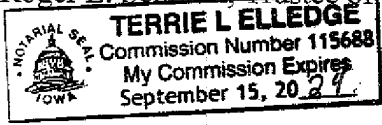
Roger L. and Marilyn J. Schrunk Family Trust
dated March 15, 2001

By Roger L. Schrunk
Roger L. Schrunk, as Trustee

By Marilyn J. Schrunk
Marilyn J. Schrunk, as Trustee

STATE OF IOWA, COUNTY OF DUBUQUE

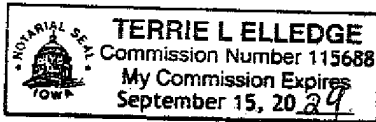
This record was acknowledged before me on 5-31-, 2024, by
Roger L. Schrunk, Trustee of the above-entitled trust.



Terrie L. Elledge
Signature of Notary Public

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on 5-31-, 2024, by
Marilyn J. Schrunk, Trustee of the above-entitled trust.



Terrie L. Elledge
Signature of Notary Public