



Book 2024 Page 1257

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Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$101.60

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

**TRUSTEE WARRANTY DEED**  
**Recorder's Cover Sheet**

**Preparer Information:** Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Phone: (563) 927-5920

**Taxpayer Information:** Austin Brown, 1009 N. Franklin St, Manchester, IA 52057

**Return Document To:** Austin Brown, 1009 N. Franklin St, Manchester, IA 52057

**Grantors:** Dean A. Hankins as trustee of Dean A. Hankins Revocable Trust Agreement dated February 21, 2024

**Grantees:** Austin Brown

**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, Dean A. Hankins, Trustee of Dean A. Hankins Revocable Trust Agreement dated February 21, 2024, does hereby Convey to Austin Brown, a single person, the following described real estate in Delaware County, Iowa:

The North one hundred nine and sixty-six hundredths (109.66) feet of the West one hundred forty (140) feet of the following described real estate: All that part of Orchard Lot in Henry Acers' Addition to Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 1, described as commencing at the Southwest corner of said Lot, and running thence North along the East line of Franklin Street to a point nineteen (19) rods three (3) feet South of the Northwest corner of said Lot, thence East Twenty six (26) rods, thence South to the South line of said Lot, thence West to place of beginning, excepting the East one Hundred ten (110) feet thereof

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.

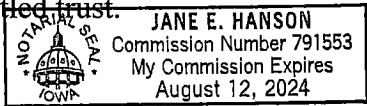
Dated: June 7, 2024.

Dean A. Hankins Revocable Trust Agreement dated February 21, 2024

By [Signature]
Dean A. Hankins, as Trustee

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on June 7, 2024, by Dean A. Hankins, Trustee of the above-entitled trust.



[Signature]
Signature of Notary Public