

Recorded: 7/23/2024 at 10:03:13.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$215.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 1737

**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: Chris Michael Cook & Nancy Cook, 701 Buchanan St, Manchester, Iowa 52057

Return Document To: Chris Michael Cook & Nancy Cook, 701 Buchanan St, Manchester, Iowa 52057

Grantors: Kevin J. Graybill and Brian J. Graybill as co-trustees of Patricia A. Graybill, Trustee of Patricia A. Graybill Revocable Trust Agreement dated April 14, 2022

Grantees: Chris Michael Cook and Nancy Cook

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, Kevin J. Graybill and Brian J. Graybill, Co-Trustees of the Patricia A. Graybill Revocable Trust Agreement dated April 14, 2022, does hereby Convey to Chris Michael Cook and Nancy Cook, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

The North fifty (50) feet of Lot Two Hundred Twenty Four (224), Manchester, Iowa, according to plat recorded in Book I L.D., Pages 284-285

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.

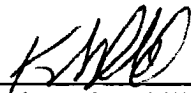
The grantor hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and grantor covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

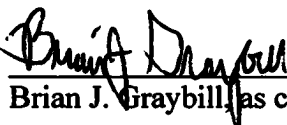
The grantor further warrants to the grantees all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the 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 24, 2024.

Patricia A. Graybill Revocable Trust Agreement
dated April 14, 2022

By 
Kevin J. Graybill, as co-Trustee

By 
Brian J. Graybill, as co-Trustee