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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

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

Taxpayer Information: Craig W. Francois and Diane M. Francois, 504 E Butler St, Manchester, Iowa 52057

Return Document To: Jane E. Hanson, 401 E. Main Street, Manchester, Iowa 52057

Grantors: Craig W. Francois and Diane M. Francois as co-trustees of the Trust Agreement of Craig and Diane Francois

Grantees: Craig W. Francois and Diane M. Francois

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE SPECIAL WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Craig W. Francois and Diane M. Francois, Trustees of the Trust Agreement of Craig and Diane Francois, do hereby Convey to Craig W. Francois and Diane M. Francois, as joint tenants with full rights of survivorship and not as tenant in common, the following described real estate in Delaware County, Iowa:

Parcel 2024-66 in part of Lot 1 of Francois Family Second Subdivision, Delaware County Iowa, according to plat recorded in Book 2024, Page 1833

This deed is exempt according to Iowa Code 428A.2(21).

The grantor does hereby covenant with grantees, and successors in interest, to warrant and defend the real estate against the lawful claims of all persons claiming by, through or under grantor, 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: August 20, 2024.

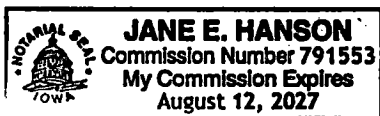
Trust Agreement of Craig and Diane Francois

By Craig W. Francois
Craig W. Francois, as Trustee

By Diane M. Francois
Diane M. Francois, as Trustee

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on August 20, 2024, by Craig W. Francois and Diane M. Francois, Trustees of the above-entitled trust.



Jane E. Hanson
Signature of Notary Public