

Recorded: 8/30/2024 at 8:06:11.0 AM
County Recording Fee: \$77.00
Iowa E-Filing Fee: \$4.44
Combined Fee: \$81.44
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 2123

Prepared By: Michael S. Vervaecke, Hayek, Moreland, Smith & Bergus, L.L.P., 120 East Washington Street, Iowa City, IA 52240-3924; Phone: (319) 337-9606; Email: mvervaecke@hayek-law.com
Send Tax Statements To: S & B Promotions, LLC, 1776 Buchanan Delaware Avenue, Masonville, IA 50654
Return Document To: S & B Promotions, LLC, 1776 Buchanan Delaware Avenue, Masonville, IA 50654

TRUSTEE'S WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Michael S. Vervaecke, as Trustee of the Betty Jean Neuhaus Revocable Trust, also known as the Betty Jean Neuhaus Trust, does hereby Convey to S & B Promotions, LLC, a limited liability company organized and existing under the laws of Iowa, all of Grantor's interest in the following described real estate in Delaware County, Iowa:**

See Pages 3-5.

This conveyance is subject to and an assignment of the Real Estate Contract dated July 10, 1989, and filed July 17, 1989, in Book 49 at Page 10 in the office of the Delaware County, Iowa Recorder.

This Deed is exempt from the imposition of real estate transfer tax pursuant to Iowa Code Section 428A.2(10), is relieved of the requirement to be accompanied by a Declaration of Value pursuant to Iowa Code Section 428A.1, and is relieved of the requirement to be accompanied by a Groundwater Hazard Statement pursuant to Iowa Code Section 558.69.


This Deed, without additional consideration, is being recorded to correct the name of the Grantee and to supplement the Trustee's Warranty Deed previously recorded on October 20, 2023 in Book 2023 at Page 2621.

Grantors do Hereby Covenant with grantee, and successors in interest, that grantors hold the real estate by title in fee simple; that they have 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 grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated.

Grantors further warrants to the grantees, and successors in interest, that the trust pursuant to which this transfer is made is duly in existence; that the trust instruments pursuant to which this transfer is made were duly executed and are in existence and available; that the person creating the trust was under no disability or infirmity at the time the trust was created; that this 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 this transfer.

Words and phrases (including the word trustee) herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.

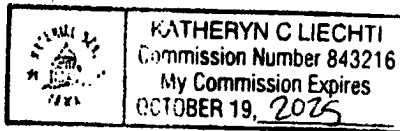
 as Trustee

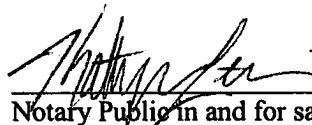
Dated: 8-29-24

Michael S. Vervaecke
As Trustee of the Betty Jean Neuhaus Revocable Trust, also known as the Betty Jean Neuhaus Trust

STATE OF IOWA, JOHNSON COUNTY, ss:

On this 29 day of August, 2024, before me the undersigned, a Notary Public in and for said State, personally appeared **Michael S. Vervaecke, as Trustee of the Betty Jean Neuhaus Revocable Trust, also known as the Betty Jean Neuhaus Trust**, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that he, as such Trustee, executed the same as his voluntary act and deed of himself, of such Trustee, and of said Trust.





Notary Public in and for said State

**ATTACHMENT TO
TRUSTEE'S WARRANTY DEED**

- 1. THE WEST 32 FEET OF THE SOUTHWEST QUARTER OF LOT L IOWA LAND COMPANY'S SUBDIVISION OF PART OF MANCHESTER, IOWA, EXCEPT THAT PART OF SAME USED FOR HOWARD STREET, AND THE EAST 16 FEET OF LOT 1 7, BLOCK 1, OF TOOGOOD AND BETHEL'S SUBDIVISION OF THE NORTH PART OF LOT 1 OF LOWA LAND COMPANY'S SUBDIVISION OF PART OF MANCHESTER, IOWA.**

- 2. THE SOUTH THIRTY-NINE (39) FEET OF LOT 205, AND THE SOUTH THIRTY-NINE (39) FEET OF THE EAST SIX (6) FEET OF LOT 204, IN THE CITY OF MANCHESTER, IOWA.**

- 3. LOT 645, CITY OF MANCHESTER, IOWA.**

- 4. THE WEST 21 FEET OF LOT 643, AND THE EAST ONE-HALF (E¹/₂) OF THAT PART OF SECOND STREET LYING IMMEDIATELY WEST OF AND ADJOINING SAID LOT 643, IN THE CITY OF MANCHESTER, DELAWARE COUNTY, IOWA.**

- 5. THE EAST 45 FEET OF THE SOUTH 101 FEET OF LOT 653, IN THE CITY OF MANCHESTER, DELAWARE COUNTY, IOWA.**

- 6. LOTS 815 AND 816 IN THE CITY OF MANCHESTER, IOWA.**

- 7. LOTS 719 AND 720 OF THE CITY OF MANCHESTER, IOWA, ACCORDING TO THE PLAT RECORDED IN BOOK I L.D., PAGES 284-285, SUBJECT TO EASEMENTS OF RECORD.**

- 8. LOT 853, EXCEPT THE WEST SIXTEEN AND ONE-HALF (16¹/₂) FEET THEREOF, IN THE CITY OF MANCHESTER, IOWA.**

- 9. LOT 789 IN THE CITY OF MANCHESTER, IOWA.**

- 10. LOT 813 IN THE CITY OF MANCHESTER, IOWA.**

11. **LOT 931, OF THE ORIGINAL PLAT OF MANCHESTER, IOWA.**
12. **LOT 660, IN THE CITY OF MANCHESTER, IOWA.**
13. **THE SOUTH 33 FEET OF LOT TWO (2), AND THAT PART OF LOT NINE (9) DESCRIBED AS COMMENCING AT THE SOUTHEAST COMER OF SAID LOT TWO (2) AND RUNNING THENCE SOUTH 60 FEET, THENCE WEST TO THE WEST LINE OF SAID LOT NINE (9), THENCE NORTH ALONG THE WEST LINE OF SAID LOT NINE (9) TO THE SOUTHWEST COMER OF SAID LOT TWO (2), THENCE EAST TO THE PLACE OF BEGINNING, ALL IN A.R. LOOMIS ADDITION TO MANCHESTER, IOWA, SAME BEING A PART OF THE WEST ONE-HALF OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION THIRTY-TWO (32), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE 5TH P.M., DELAWARE COUNTY, IOWA**
14. **LOT 792 OF THE CITY OF MANCHESTER, IOWA, SAME BEING A PART OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF SECTION THIRTY-TWO (32), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE 5TH P.M., DELAWARE COUNTY, IOWA.**
15. **LOT 869 EXCEPT THE WEST TWELVE (12) FEET THEREOF, IN THE CITY OF MANCHESTER, IOWA.**
16. **THE EAST 55 $\frac{1}{2}$ FEET OF 848 OF THE CITY OF MANCHESTER, IOWA, SAME BEING A PART OF THE SOUTHEAST (SE $\frac{1}{4}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF SECTION THIRTY-TWO (32), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA.**
17. **LOTS 807, 808, AND 809, EXCEPT THE NORTH 48 FEET OF SAID LOTS, ALSO DESCRIBED AS THE SOUTH 67 FEET OF LOTS 807, 808, AND 809, OF THE CITY OF MANCHESTER, IOWA.**
18. **LOT 823 AND 824, IN THE CITY OF MANCHESTER, IOWA, ACCORDING TO THE PLAT RECORDED IN BOOK I L.D., PAGE 284.**
19. **LOT 628, IN THE CITY OF MANCHESTER, DELAWARE COUNTY, IOWA.**
20. **LOT 716, IN THE CITY OF MANCHESTER, DELAWARE COUNTY, IOWA.**
21. **LOT EIGHT HUNDRED SIXTY FOUR (864), AND LOT EIGHT HUNDRED SIXTY THREE (863), EXCEPT THE SOUTH FORTY (40.0) FEET OF SAID LOT EIGHT**

HUNDRED SIXTY THREE (863), ALL IN MANCHESTER, IOWA.

- 22. THE NORTH 50 FEET OF LOTS 895 AND 896, IN THE CITY OF MANCHESTER, IOWA, ACCORDING TO PLAT RECORDED IN BOOK I L.D., PAGE 284.**
- 23. THE SOUTH 65 FEET OF LOTS 895 AND 896, IN THE CITY OF MANCHESTER, IOWA, PER PLAT RECORDED IN BOOK I L.D., PAGE 284.**
- 24. LOT 903 IN THE CITY OF MANCHESTER, IOWA.**
- 25. LOT 526, EXCEPT THE SOUTH SIXTY-FIVE (65) FEET THEREOF; AND LOT 527, EXCEPT THE SOUTH SIXTY-FIVE (65) FEET THEREOF, AND FURTHER EXCEPTING THE WEST TWENTY-NINE (29) FEET THEREOF, IN THE CITY OF MANCHESTER, IOWA.**
- 26. LOT 558 IN THE CITY OF MANCHESTER, IOWA, ACCORDING TO PLAT RECORDED IN BOOK I, L.D., PAGE 284.**
- 27. LOTS 728 AND 729, IN THE CITY OF MANCHESTER, IOWA.**
- 28. LOT 211, IN THE CITY OF MANCHESTER, IOWA.**