

Recorded: 9/4/2024 at 9:33:29.0 AM
County Recording Fee: \$32.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$35.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 2150

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

Preparer Information: Larry L. Anfinson, 726 West 4th Street, Waterloo, IA 50702, Phone:
(319) 235-9507

Taxpayer Information: Natalie Fabric Matloff, 8000 N. Coconino Road, Paradise Valley, AZ
85253 and Ann Fabric Engle, 9915 W. Bell Road, PMB 167, Sun City, AZ 85351

Return Document To: Hertz Farm Management , Inc., P.O. Box 1105, Cedar Falls, Iowa
50613

Grantors: Natalie Ellen Matloff as trustee of Ann W. Fabric Revocable Living Trust dated
November 4 , 2004 and Edward F. Lowry Jr. as trustee of Ann W. Fabric Revocable Living
Trust dated November 4 , 2004

Grantees: Natalie Fabric Matloff and Ann Fabric Engle

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Natalie Ellen Matloff, Trustee of Ann W. Fabric Revocable Living Trust dated November 4 , 2004 and Edward F. Lowry Jr., Trustee of Ann W. Fabric Revocable Living Trust dated November 4 , 2004, do hereby Convey to Natalie Fabric Matloff and Ann Fabric Engle, as tenants in common, the following described real estate in Delaware County, Iowa:

See Exhibit "A"

This deed is exempt according to Iowa Code 428A.2(22).

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: August 15th, 2024.

Ann W. Fabric Revocable Living Trust dated
November 4 , 2004

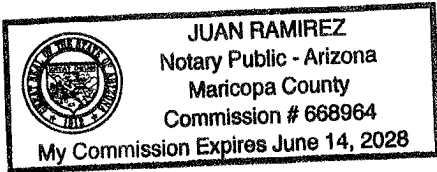
By Natalie Ellen Matloff
Natalie Ellen Matloff, as Trustee

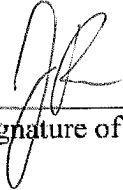
Ann W. Fabric Revocable Living Trust dated
November 4 , 2004

By Edward F. Lowry Jr.
Edward F. Lowry Jr., as Trustee
Ann W. Fabric Revocable Living Trust dated
November 4, 2004

STATE OF ARIZONA, COUNTY OF MARICOPA

This record was acknowledged before me on August 15th, 2024, by Natalie Ellen Matloff, as Trustee of the above-entitled trust.

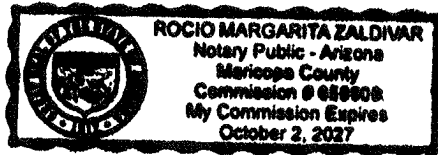


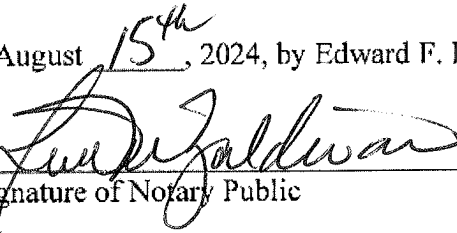


Signature of Notary Public

STATE OF ARIZONA, COUNTY OF MARICOPA

This record was acknowledged before me on August 15th, 2024, by Edward F. Lowry Jr., as Trustee of the above-entitled trust.





Signature of Notary Public

EXHIBIT "A"

An undivided one-half interest in:

The North $\frac{1}{2}$ Southwest $\frac{1}{4}$ and the Northwest $\frac{1}{4}$ Southeast $\frac{1}{4}$ Section 6, Township 89 North, Range 6 West of the Fifth P.M.

AND

An undivided one-half interest in:

The East $\frac{1}{2}$ Northwest $\frac{1}{4}$ and the Northeast $\frac{1}{4}$ Section 19, Township 89 North, Range 6 West of the Fifth P.M., all in Delaware County, Iowa.