



Book 2024 Page 2443

Document 2024 2443 Type 03 001 Pages 2
Date 10/01/2024 Time 11:15:50AM
Rec Amt \$12.00 Aud Amt \$5.00

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: Brian J. Graybill, 20222 247th St, Manchester, Iowa 52057

Return Document To: Brian J. Graybill, 20222 247th St, Manchester, Iowa 52057

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

Grantees: Brian J. Graybill

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 Patricia A. Graybill Revocable Trust Agreement dated April 14, 2022, does hereby Convey to Brian J. Graybill the following described real estate in Delaware County, Iowa:

Parcel 2024-56, Part of Parcel N in the SW1/4 - SW1/4, Section 33, T89N, R5W of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2024, Page 1576

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

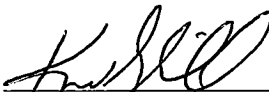
The grantor hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above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

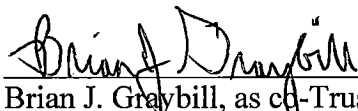
The grantor further warrants to the grantees all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the 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: September 30, 2024

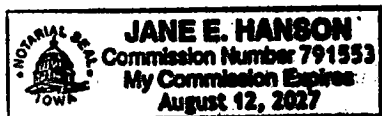
Patricia A. Graybill Revocable Trust Agreement dated April 14, 2022


By 
Kevin J. Graybill, as co-Trustee

By 
Brian J. Graybill, as co-Trustee

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on September 30, 2024, by Kevin J. Graybill and Brian J. Graybill co-Trustees of the above-entitled trust.




Signature of Notary Public