

Recorded: 10/4/2024 at 4:00:00.0 PM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$839.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 2506

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: Wayne S. Miranda, 245 Park Drive, Manchester, Iowa 52057

Return Document To: Wayne S. Miranda, 245 Park Drive, Manchester, Iowa 52057

Grantors: H. Susan Gordon as trustee of Mary A. Lorenz Revocable Trust dated July 20, 2017

Grantees: Wayne S. Miranda and Niki Miranda

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, H. Susan Gordon, Trustee of Mary A. Lorenz Revocable Trust dated July 20, 2017 a/k/a Mary A. Lorenz Trust, does hereby Convey to Wayne S. Miranda and Niki Miranda, as a married couple as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

That part of the South one-half (S1/2) of the Southwest Quarter (SW ¼) of Section Twenty Nine (29), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., described as commencing at the Northwest corner of Lot Four Hundred Eighty Two (482), in the City of Manchester, Iowa, according to plat recorded in Book I L.D., Pages 484-485, running thence East to the Northeast corner of Lot Four Hundred Seventy Eighty (478), thence North to the Southeast corner of Lot Four Hundred Sixty Two (462), thence East to the Southwest corner of Lot Four Hundred Sixty Three (463), thence North to the Southwest corner of Lot Four Hundred Thirty (430), thence West to a point thirty three (33) feet West of the Southwest corner of Lot Four Hundred Thirty (430), thence North along the center line of Eighth Street (vacated) and an extension thereof to the North line of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of said Section Twenty Nine (29), thence West to the Northwest corner of said Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼), thence South to the place of beginning (some or all of said Lots being vacated Lots in the City of Manchester, Iowa); also the West four hundred twenty nine (429) feet of that part of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of said Section Twenty Nine (29) that lies South and West of the center of the Maquoketa River, all in Delaware County, Iowa.

The real estate conveyed herein was used by Arthur J. Arends as his residence at the time of his death and it passed according to Article I of his will.

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.

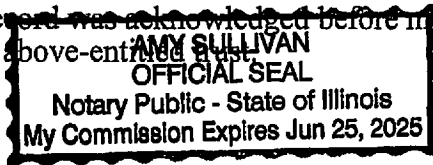
Dated: August 26, 2024.

Mary A. Lorenz Revocable Trust dated July 20,
2017

By H. Susan Gordon
H. Susan Gordon, as Trustee

STATE OF ILLINOIS, COUNTY OF DuPage

This record was acknowledged before me on August 26, 2024, by H. Susan Gordon,
Trustee of the above-entitled Trust.



Amy Sullivan
Signature of Notary Public