

Recorded: 10/18/2024 at 10:42:12.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 2632

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:

Joshua P. Weidemann, O'Connor & Thomas, P.C., 1000 Main Street, Dubuque, IA 52001, Phone:
(563) 557-8400 (pan)

Taxpayer Information:

Janet L. Phelps Trust dated June 17, 2022, 404 East Street, Edgewood, IA 52042

Return Document To:

Joshua P. Weidemann, O'Connor & Thomas, P.C., 1000 Main Street, Dubuque, IA 52001

Grantor:

Janet L. Phelps, Trustee of the Lenfred W.J. Phelps Trust dated June 17, 2022

Grantee:

Janet L. Phelps, Trustee of the Janet L. Phelps Trust dated June 17, 2022

Legal Description: See Page 2

Document or instrument number of previously recorded documents: BK 2022 PG 1926



TRUSTEE WARRANTY DEED

For the consideration of Ten Dollars (\$10.00) and other valuable consideration, Janet L. Phelps, Trustee of the Lenfred W.J. Phelps Trust dated June 17, 2022, does hereby Convey to Janet L. Phelps, Trustee of the Janet L. Phelps Trust dated June 17, 2022, the following described real estate in Delaware County, Iowa:

Lot Three (3) of South Town Manor, a Subdivision of Part of Lot 2, Lot 3, and Lot 4, all in the Subdivision of Lot 5 of the Subdivison of the NW¼ of the NE¼ of Section 2, T90N, R5W of the Fifth P.M., City of Edgewood, Delaware County, Iowa, according to plat recorded in Book 5 Plats, Page 47.

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

The grantor hereby covenants with grantee, 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 grantee 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 grantee 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: October 16, 2024.

LENFRED W.J. PHELPS TRUST DATED
JUNE 17, 2022

By Janet L. Phelps
Janet L. Phelps, Trustee

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on October 16, 2024, by Janet L. Phelps, Trustee of the above-entitled trust.



Ann Michelle Knepper
Signature of Notary Public