

Recorded: 10/18/2024 at 10:51:11.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$327.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 2634

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Nathan D. Runde, 2080 Southpark Ct., Dubuque, IA 52003, Tel: 563 582-2926

Taxpayer Information: Eugene A. Welter, 802 Lexington St., Delhi, IA 52223

Return Document To: Eugene A. Welter, 802 Lexington St., Delhi, IA 52223

Grantors: Judy A. Short as trustee of the Judy A. Short Revocable Trust Agreement

Grantees: Eugene A. Welter

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, Judy A. Short, Trustee of Judy A. Short Revocable Trust Agreement, does hereby Convey to Eugene A. Welter, as a Single Person, the following described real estate in Delaware County, Iowa:

Lot Ten (10) and the West one-half (W1/2) of Lot Eleven (11), Block Ten (10), Hobbs Addition to Delhi, Iowa, according to plat recorded in Book D L. D., Pages 516-517

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.

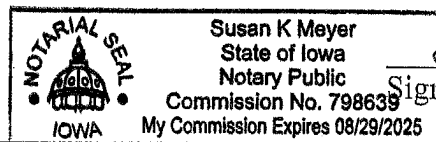
Dated: October 16, 2024

Judy A. Short Revocable Trust Agreement

By Judy A. Short
Judy A. Short, as Trustee

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on 10-16-24, by Judy A. Short, Trustee of the above-entitled trust.



Susan K Meyer
Signature of Notary Public