

Recorded: 11/4/2024 at 9:26:05.0 AM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$4.05  
Combined Fee: \$21.05  
Revenue Tax: \$39.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2024 PG: 2760

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

**Preparer Information:** James T Peters, 309 First St. E, Independence, IA 50644, Tel: 319-334-9992

**Taxpayer Information:** Stanley Michael, 3369 Nolen Ave, Walker, IA 52352

**Return Document To:** James T Peters, 309 First St. E, Independence, Iowa 50644

**Grantors:** Robert Francois, trustee of Robert J. Francois revocable Trust dated July 21, 2024

**Grantees:** Stanley Michael

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



**TRUSTEE WARRANTY DEED**

For the consideration of Twenty-Five Thousand Dollar(s) and other valuable consideration, Robert Francois, Trustee of Robert J. Francois revocable Trust dated July 21, 2024, does hereby Convey to Stanley Michael, the following described real estate in Delaware County, Iowa:

The Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4 and the North 1/2 of the Northeast 1/4 of the Southwest 1/4 of the Northwest 1/4 all being in Section 27, Township 89 N., Range 6, West of the 5th P.M. Delaware County, Iowa

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.

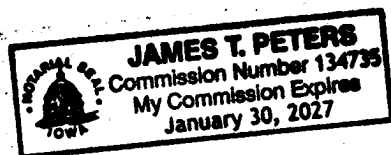
Words and phrases herein, including the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: 11/11/2024

Robert J. Francois  
Robert Francois, Trustee of the Robert J. Francois revocable Trust dated July 21, 2024

STATE OF IOWA, COUNTY OF BUCHANAN

This record was acknowledged before me on 11-1-2024, by Robert Francois, Trustee of the above-entitled trust.



[Signature]  
Signature of Notary Public