



Book 2024 Page 2900

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

Preparer Information: Steven E Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Tel: 563-927-4164

Taxpayer Information: Kevin and Nancy Harbach, 20432 247th Street, Delhi, IA 52223

Return Document To: Kevin and Nancy Harbach, 20432 247th Street, Delhi, IA 52223

Grantors: James Harbach as trustee of The Ruth Harbach Revocable Trust dated November 30, 2004

Grantees: Kevin J. Harbach and Nancy A. Harbach

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of One Hundred Thirty Thousand Dollar(s) and other valuable consideration, James Harbach, Trustee of The Ruth Harbach Revocable Trust dated November 30, 2004, does hereby Convey to Kevin J. Harbach and Nancy A. Harbach, 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 Southeast Quarter (SE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Fourteen (14), Township Eighty Eight (88) North, Range Five (5), West of the Fifth P.M., described as commencing at the Northwest corner of said Southeast Quarter (SE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) and running thence East one hundred fifty three and four tenths (153.4) feet to the point of beginning, thence South 32° 50' East Three hundred one (301.0) feet, thence North 84° 07' East two hundred twelve and seven-tenths (212.7) feet, thence South 12° 13' West one hundred seventy six and one-tenth (176.1) feet, thence South 3° 00' East two hundred forty four and five-tenths (244.5) feet, thence North 82° 20' East one hundred sixty seven (167.0) feet, thence North 34° 40' East two hundred two and five-tenths (202.5) feet, thence North 22° 25' East two hundred ninety four and seven-tenths (294.7) feet, thence South 81° 55' East three hundred thirty five (335.0) feet, thence North 26° 15' East fifty eight (58.0) feet more or less, to a point on the East line of said Southeast Quarter (SE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) that is one thousand one hundred ten and one-tenth (1110.1) feet North of the Southeast corner of said Southeast Quarter (SE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$), thence North to the Northeast corner of said Southeast Quarter (SE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$), thence West to the point of beginning

AND

Lot Two (2) of Harbach Subdivision A Subdivision In The NE $\frac{1}{4}$ And In The NE $\frac{1}{4}$ Of The SE $\frac{1}{4}$ Section 14, T88N, R5W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 20024, Page 562

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: 11/18/24

The Ruth Harbach Revocable Trust dated
November 30, 2004

By James Harbach
James Harbach, as Trustee

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on November 18, 2024, by
James Harbach, Trustee of the above-entitled trust.

Steven E. Carr
Signature of Notary Public

