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Date 11/18/2024 Time 12:19:35PM

Rec Amt \$17.00 Aud Amt \$10.00

Rev Transfer Tax \$575.20

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:** James Harbach, 17740 221st Street, Manchester, IA 52057

**Return Document To:** James Harbach, 17740 221st Street, Manchester, IA 52057

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

**Grantees:** James B. Harbach

**Legal Description:** See Page 2

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



## TRUSTEE WARRANTY DEED

For the consideration of Three Hundred Sixty Thousand Dollar(s) and other valuable consideration, James Harbach, Trustee of The Ruth Harbach Revocable Trust dated November 30, 2004, does hereby Convey to James B. Harbach, the following described real estate in Delaware County, Iowa:

Lot Six (6) 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

AND

Lot Three (3) of Petlon First Subdivision Of The NW $\frac{1}{4}$  Of The SW $\frac{1}{4}$  Of Section 13, T88N, R5W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 5 Plats, Page 85.

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.

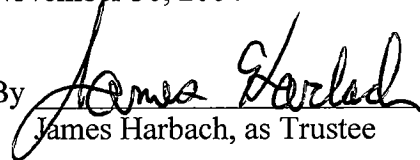
The grantor further warrants to the grantees all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the 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, 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.

Sh E Carr  
Signature of Notary Public

