

Recorded: 12/5/2024 at 9:25:15.0 AM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$79.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2024 PG: 3026

**Return To:** Mallory & Jesse Cunningham , 113 S Center St, Dundee, IA 52038  
**Taxpayer:** Mallory & Jesse Cunningham , 113 S Center St, Dundee, IA 52038  
**Preparer:** Mark A. Roeder, 119 E. Main St., Manchester, IA 52057-1736, Tel: (563) 927-2782



### TRUSTEE SPECIAL WARRANTY DEED

For the consideration of Fifty Thousand Dollar(s) and other valuable consideration, Ronald L. Cunningham and Marilyn Cunningham, Co-Trustees of Ronald L. and Marilyn Cunningham Revocable Trust dated September 29, 2021, do hereby Convey to Jesse R. Cunningham and Mallory J. Cunningham, as joint tenants with right of survivorship, and not as tenants in common, the following described real estate in Delaware County, Iowa:

That parcel of land described as commencing at the Southeast corner of Lot Two (2), Block Two (2) in Seward's Addition to Dundee, Iowa, according to plat recorded in Book 1 Plats, Pages 109-110, and running thence North one hundred (100) feet, thence West to the West line of Section Twenty Seven (27), Township Ninety (90) North, Range Six (6), West of the Fifth P.M., thence South along said West Line one hundred (100) feet, thence East to the place of beginning, being all of Lot Two (2) and the South thirty four (34) feet of Lot One (1), Block Two (2) in said Seward's Addition and also being part of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of said Section Twenty Seven (27).

This deed is delivered in full satisfaction and fulfillment of the terms and conditions set forth in the Real Estate Contract recorded October 28, 2021 at Book 2021, Page 3781, all obligations of which have been satisfied, or waived by the parties.

The grantor does hereby covenant with grantees, and successors in interest, to warrant and defend the real estate against the lawful claims of all persons claiming by, through or under grantor, 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: November 25<sup>th</sup>, 2024

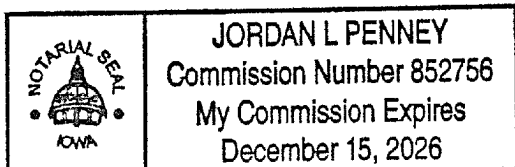
Ronald L. and Marilyn Cunningham Revocable  
Trust dated September 29, 2021

By Ronald L. Cunningham  
Ronald L. Cunningham, as Trustee

By Marilyn Cunningham as trustee  
Marilyn Cunningham, as Trustee

STATE OF IOWA, COUNTY OF DELAWARE ) ss:

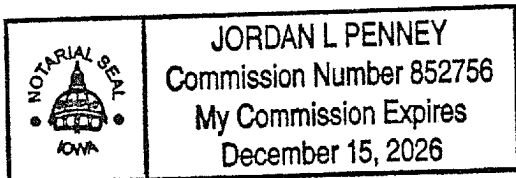
This record was acknowledged before me on this 25<sup>th</sup> day of November 2024 by Ronald L. Cunningham, Trustee of the above-entitled trust.



Jordan Penney  
Signature of Notary Public

STATE OF IOWA, COUNTY OF DELAWARE ) ss:

This record was acknowledged before me on this 25<sup>th</sup> day of November 2024 by Marilyn Cunningham, Trustee of the above-entitled trust.



Jordan Penney  
Signature of Notary Public