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Document 2024 3120 Type 03 001 Pages 2
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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, Phone: 563-927-4164

Taxpayer Information: Randall and Judy Hillers, 2074 240th Street, Manchester, IA 52057

***Return Document To:** Randall and Judy Hillers, 2074 240th Street, Manchester, IA 52057

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

Grantees: Randall D. Hillers and Judy Lynn Hillers

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, James B. Harbach, Trustee of The Ruth Harbach Revocable Trust dated November 30, 2004, does hereby Convey to Randall D. Hillers and Judy Lynn Hillers, 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:

Lot Four of Harbach Subdivision a Subdivision in the NE1/4 and in the NE1/4 of the SE1/4 Section 14, T88N, R5W of the Fifth P.M., Delaware County, Iowa according to Book 2024, Page 562

This deed is exempt according to Iowa Code 428A.2(21).

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.

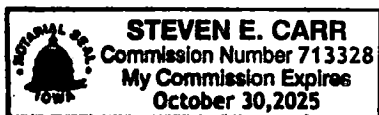
Dated: 11/18/24.

The Ruth Harbach Revocable Trust dated
November 30, 2004

By James B. Harbach
James B. Harbach, as Trustee

STATE OF IOWA, COUNTY OF DELAWARE

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



Steven E. Carr
Signature of Notary Public