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Rec Amt \$12.00 Aud Amt \$5.00

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:** James and Susan Burbridge, 2409 210th Ave., Delhi, IA 52223

**\*Return Document To:** James and Susan Burbridge, 2409 210th Ave., Delhi, IA 52223

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

**Grantees:** James A. Burbridge and Susan Burbridge

**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 James A. Burbridge and Susan Burbridge, 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:

Parcel 2021-15, Part of Lot 2 of the Subdivision of the NE1/4-NE1/4, Section 14, T88N, R5W of the Fifth P.M., Delaware County, Iowa according to plat recorded in Book 2021 Page 1440

**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.

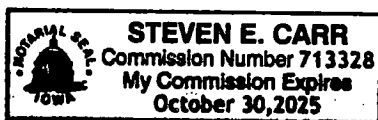
Dated: 11/18/24.

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.



SE Carr  
Signature of Notary Public