

Recorded: 1/23/2025 at 8:10:06.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$919.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 222

Prepared by / Return to: Elizabeth L. Souer, Shuttleworth & Ingersoll, P.L.C., 115 Third Street S.E., Suite 500, P.O. Box 2107, Cedar Rapids, Iowa 52406-2107; Phone: (319) 365-9461.
Address Tax Statements to: Jonnie Sue Wilson, 29144 133rd St, Unionville, MO 63565

TRUSTEE WARRANTY DEED

For valuable consideration, **Chad A. Hoyt and Angela M. Hoyt, as Co-Trustees of the Chad A. Hoyt Revocable Trust u/d/o November 25, 2014 and the Angela M. Hoyt Revocable Trust u/d/o November 25, 2014**, do hereby convey to **Jonnie Sue Wilson** the following described real estate in Delaware County, Iowa:

Unit 14 and the undivided 8.333% interest in the land and common elements appurtenant to said Unit, in "The Maples, A Condominium", according to Declaration of Submission of Property to Horizontal Property Regime For The Maples, A Condominium, recorded in Book 2000, Page 2401, and First Amendment to Declaration of Submission of Property to Horizontal Property Regime for The Maples, A Condominium, recorded in Book 2007, Page 1313, and Second Amendment To Declaration of Submission of Property To Horizontal Property Regime For The Maples, A Condominium, recorded in Book 2009, Page 4113; same being located on Lot Eight (8) in The Maples A Subdivision of Lot 8 and Lot 8A of Lake View First Addition, Part of Section 23, T88N, R5W of the Fifth P.M., Delaware County, Iowa according to plat recorded in Book 2000, Page 2399, from the 30th day of November, 2009 at 8:00 o'clock A.M. to the 20th day of May, 2024, at 8:00 o'clock A.M.

Subject to zoning, easements, covenants, and restriction of record.

The grantor covenants with the grantees, and successors in interest, that the grantor holds the above real estate by title in fee simple; that the 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 stated above. The grantor covenants to warrant and defend the above real estate against the lawful claims of all persons, except as may be stated above. 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 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 grantee is effective and rightful; and that 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 in this deed, including the acknowledgment, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Date: 10-23-, 2024

Chad A. Hoyt Revocable Trust
u/d/o November 25, 2014

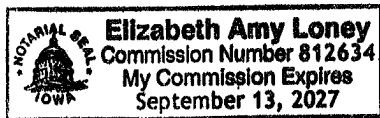
By: 
Chad A. Hoyt, Co-Trustee

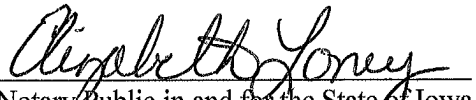
Angela M. Hoyt Revocable Trust
u/d/o November 25, 2014

By: 
Angela M. Hoyt, Co-Trustee

STATE OF Iowa, Linn COUNTY, ss:

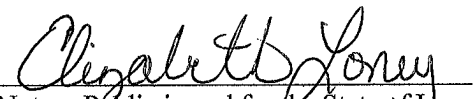
This instrument was acknowledged before me on this 23rd day of October, 2024 by Chad A. Hoyt, Co-Trustee of the Chad A. Hoyt Revocable Trust u/d/o November 25, 2014 and the Angela M. Hoyt Revocable Trust u/d/o November 25, 2014.




Notary Public in and for the State of Iowa

STATE OF Iowa, Linn COUNTY, ss:

This instrument was acknowledged before me on this 23rd day of October, 2024 by Angela M. Hoyt, Co-Trustee of the Chad A. Hoyt Revocable Trust u/d/o November 25, 2014 and the Angela M. Hoyt Revocable Trust u/d/o November 25, 2014.


Notary Public in and for the State of Iowa

