

Recorded: 1/31/2025 at 10:29:14.0 AM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 284

Preparer Information: Stephanie A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave. Suite 4, Independence, IA 50644, Phone: (319) 334-3704

Taxpayer Information: Ellen L. Howard Revocable Trust U/A dated January 30, 2025, 820 Tanglewood Dr., Manchester, IA 52057

Return Document To: Stephanie A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave. Suite 4, Independence, IA 50644

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Ellen L. Howard, a single person, does hereby Convey to the Ellen L. Howard Revocable Trust U/A dated January 30, 2025, the following described real estate in Delaware County, Iowa:

Lot Two (2) of the Plat of Tanglewood Subdivision – Plat No. 2, City of Manchester, Delaware County, Iowa, according to plat recorded in Book 5 Plats, Page 116.

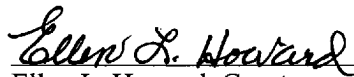
***This deed is exempt according to Iowa Code 428A.2(21).**

The Grantor does hereby covenant with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

The undersigned, Grantor(s) of the revocable trust(s) named above, hereby confirm(s) that the undersigned constitutes the sole lifetime beneficiary(ies) of said trust(s) and that he/she/they retain(s) the full control and possession of the real property described herein. Said property includes or is the personal residence of the undersigned prior to and after it was conveyed to said trust(s).

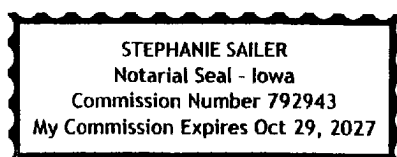
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: January 30, 2025


Ellen L. Howard, Grantor

STATE OF IOWA, COUNTY OF BUCHANAN

This instrument was acknowledged before me on January 30, 2025, by Ellen L. Howard, a single person.




Notary Public