



Book 2025 Page 828

Document 2025 828 Type 03 001 Pages 3
Date 4/02/2025 Time 12:24:08PM
Rec Amt \$17.00 Aud Amt \$5.00
Rev Transfer Tax \$163.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Tel: (563) 927-5920

Taxpayer Information: David L. Fahey and Kristen M. Fahey, 1771 Golf Course Blvd., Lot 13, Independence, Iowa 50644

Return Document To: David L. Fahey and Kristen M. Fahey, 1771 Golf Course Blvd., Lot 13, Independence, Iowa 50644

Grantors: Daniel A. Schulte, as Trustee of the Daniel A. Schulte Trust Agreement executed March 22, 2011 as may be amended; and Ann L. Schulte, as Trustee of the Ann L. Schulte Trust Agreement executed March 22, 2011, as may be amended

Grantees: David L. Fahey and Kristen M. Fahey

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Daniel A. Schulte, as Trustee of the Daniel A. Schulte Trust Agreement, executed March 22, 2011 as may be amended; and Ann L. Schulte, as Trustee of the Ann L. Schulte Trust Agreement executed March 22, 2011 as may be amended, does hereby Convey to David L. Fahey and Kristen M. Fahey, as husband and wife as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

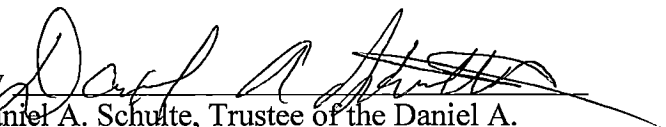
Lots Twenty Five (25) and Twenty Six (26) of 'Oak Valley Subdivision' A Subdivision of Parcel 'J' Being Part Of The Fractional Northwest Quarter Of The Northwest Quarter (Fr1. NW1/4-NW1/4) And Part Of The Fractional Southwest Quarter Of The Northwest Quarter (Fr1. SW1/4-NW1/4) Of Section 19, Township 89 North, Range 5 West Of The 5th P.M.; And A Subdivision Of Parcel 'D' Being Part Of The Northeast Quarter Of The Northeast Quarter (NE1/4-NE1/4) Of Section 24, Township 89 North, Range 6 West of the 5th P.M.; All In Delaware County, Iowa, according to Amended Final Plat recorded in Book 2020, Page 3080.


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.

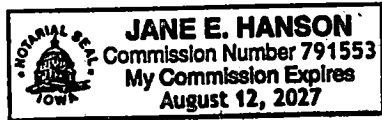
Dated: April 1, 2025

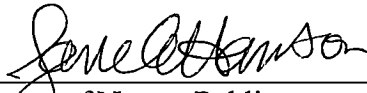
By 
Daniel A. Schulte, Trustee of the Daniel A.
Schulte Trust Agreement

By 
Ann L. Schulte, Trustee of the Ann L. Schulte
Trust Agreement

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on April 1, 2025, by Daniel A. Schulte, as Trustee of the Daniel A. Schulte Trust Agreement, and Ann L. Schulte as Trustee of the Ann L. Schulte Trust Agreement.





Signature of Notary Public