

Recorded: 4/28/2025 at 3:01:10.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$110.40
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 1064

Preparer Information: Erick Skogman, E.I.D.S., 417 1st Avenue SE, Cedar Rapids, IA 52401 (319)363-8285
Return Document To/Address Tax Statements: David McFadden, 504 Kane St, Manchester, IA 52057

TRUSTEE WARRANTY DEED

For the consideration of One Dollar and other valuable consideration, Jerald F. Recker and Timothy Recker, Trustees of the Jerald F. Recker Revocable Trust and Karen E. Recker Revocable Trust dated August 20, 2013, do hereby convey to David McFadden the following described real estate in Delaware County, Iowa:

Lot Eight Hundred Sixty Eight (868), Manchester, Iowa, according to the plat recorded in Book I, L.D., Page 284.

Subject, nevertheless, to all restrictions, easements, covenants and conditions of record.

The grantor hereby covenants with grantee, 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 grantee 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 grantee 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.

Mark the true statement with "X"

☒ There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste or private sewage disposal system on the property as described in Iowa Code section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

☐ This transaction is not exempt from the requirement to submit a groundwater hazard statement.

DATED: 4-16-25

Jerald F. Recker Revocable Trust and Karen E. Recker Revocable Trust dated August 20, 2013

Jerald F. Recker
Jerald F. Recker, Trustee

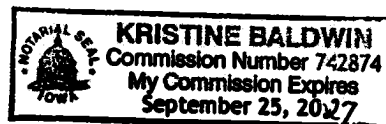
STATE OF Iowa, COUNTY OF Buchanan

Sworn to (or affirmed) and subscribed before me by Jerald F. Recker and Timothy Recker as Trustees, for Jerald F. Recker Revocable Trust and Karen E. Recker Revocable Trust dated August 20, 2013 on this 16 day of April, 2025.

Kristine Baldwin
Notary Public in and for said State

DATED: 4-16-2025

Karen E. Recker Revocable Trust dated August 20, 2013



Timothy Recker (Trustee)
Timothy Recker, Trustee

STATE OF Iowa, COUNTY OF Buchanan

Sworn to (or affirmed) and subscribed before me by Timothy Recker as Trustees, for Karen E. Recker Revocable Trust dated August 20, 2013 on this 16 day of April, 2025.

Kristine Baldwin
Notary Public in and for said State

