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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: John C. Wagner, 600 39th Avenue, P.O. Box 262, Amana, IA 52203,
Tel: (319) 622-3357

Taxpayer Information: Cathy Merck, 121 1st Avenue, P.O. Box 56, Atkins, IA 52206

Return Document To: Cathy Merck, 121 1st Avenue, P.O. Box 56, Atkins, IA 52206

Grantors: Cathy Merck as trustee of The Betty R. Bethurum Trust

Grantees: Cathy Merck

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, Cathy Merck, Trustee of The Betty R. Bethurum Trust, does hereby convey to Cathy Merck, the following described real estate in Delaware County, Iowa:

Lot Eighty-six (86) and that part of Lot Eighty-seven (87) described as commencing at a point 33 feet South and 22 feet West of the Northeast corner of said Lot Eighty-seven (87), thence West and parallel with the North line of said Lot Eighty-seven (87) a distance of 44 feet to the West line of said Lot Eighty-seven (87), thence North 33 feet to the Northwest corner of Lot Eighty-seven (87), thence East 66 feet to the Northeast corner of said Lot Eighty-seven (87), thence South 115 feet to the Southeast corner of said Lot Eighty-seven (87), thence West 4 feet, thence North 44 feet, thence Northwesterly to the point of beginning, Manchester, Delaware County, Iowa.

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 deed is exempt according to Iowa Code 428A.2(22).

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: 4/25/25


The Betty R. Bethurum Trust

By Cathy Merck
Cathy Merck, as Trustee

STATE OF IOWA, COUNTY OF Benton

This record was acknowledged before me on 4-25-2025,
by Cathy Merck, Trustee of the above-entitled trust.





Signature of Notary Public