

Recorded: 7/18/2025 at 12:38:39.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$372.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 1920

TRUSTEE SPECIAL WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: James T. Peters, 309 First St. E, Independence, IA 50644, Tel: 319-334-9992

Taxpayer Information: Douglas and Debra Miller, 156 Lighty Blvd., Waterloo, IA 50701

Return Document To: James T. Peters, 309 First St. E, Independence, Iowa 50644

Grantors: Barbara Jo Carlson, Trustee of the Barbara Jo Carlson 2018 Revocable Trust

Grantees: Douglas Miller and Debra Miller

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE SPECIAL WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Barbara Jo Carlson, Trustee of the Barbara Jo Carlson 2018 Revocable Trust, does hereby Convey to Douglas David Miller and Debra J Miller, as joint tenants with full right of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Lots Twenty Four (24) and Twenty Five (25) of Camp-O-Delhi, a Subdivision of the SW1/4 of the SE1/4 of Section 24, Township 88 North, Range 5, West of the Fifth P.M., in Delaware County, Iowa, according to plat recorded in Book 5 Plats, Page 78, and Retracement Survey recorded in Book 2008, Page 2145.

The grantor does hereby covenant with grantees, and successors in interest, to warrant and defend the real estate against the lawful claims of all persons claiming by, through or under grantor, 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: 07/16/2025

Barbara Jo Carlson 2018 Revocable Trust

By Barbara Jo Carlson as Trustee
Barbara Jo Carlson, as Trustee

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on 07/16/2025, by Barbara Jo Carlson, Trustee of the above-entitled trust.

Patricia Coleman
Signature of Notary Public

