

Recorded: 8/8/2025 at 11:02:06.0 AM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$1,599.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 2088

TRUSTEE WARRANTY DEED AND SECTION 614.14 AFFIDAVIT
Recorder's Cover Sheet

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

Taxpayer Information: John Cook and Maranda Cook, 1284 Union Ave., Lamont, IA 50650

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

Grantors: Elizabeth F. Sanders Revocable Trust U/A dated April 12, 2024

Grantees: John Cook and Maranda Cook

Legal Description: See Page 2

Document or instrument number of previously recorded documents: N/A

TRUSTEE WARRANTY DEED AND SECTION 614.14 AFFIDAVIT

For the consideration of One Dollar(s) and other valuable consideration, Elizabeth F. Sanders, Trustee of the Elizabeth F. Sanders Revocable Trust U/A dated April 12, 2024, does hereby Convey to John Cook and Maranda Cook, 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:

The South fractional one-half (Sfr $\frac{1}{2}$) of the Northwest fractional Quarter (NWfr $\frac{1}{4}$) and the North one-fourth (N $\frac{1}{4}$) of the Southwest fractional Quarter (SWfr $\frac{1}{4}$) of Section Thirty One (31), Township Ninety (90) North, Range Six (6), West of the Fifth P.M., except the South three hundred seventy four (374) feet of the North four hundred ninety five (495) feet of the West three hundred seventy nine (379) feet of said North one-fourth (N $\frac{1}{4}$) of the Southwest fractional Quarter (SWfr $\frac{1}{4}$), also known as Parcel A, according to plat recorded in Book 2002, Page 706.

***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.**

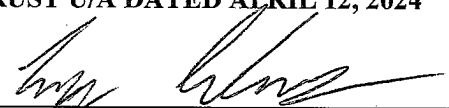
The Grantor hereby warrants to Grantee, and successors in interest, that Grantor holds the real estate by title in fee simple, that the real estate is free and clear of all liens and encumbrances, except as may be above stated, and Grantor covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

The Grantor further deposes and states that the Trustee personally know of all the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the Grantors the person creating the trust was under no disability or infirmity at the time the trust was created; that the Grantors are the presently existing Trustee of the above-named trust executed April 12, 2024, to which the above-described real estate was conveyed to the Elizabeth F. Sanders Revocable Trust U/A dated April 12, 2024 pursuant to an instrument filed April 17, 2024, as File No. 2024R00965, in the records of the Buchanan County, Iowa Recorder; that the trust is in existence, and the Grantors have good and lawful authority to sell and convey the real estate without any limitation or qualification whatsoever; that the transfer by the Trustee to the Grantee is effective and rightful; that the grantor of the trust is alive; that the trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased 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.

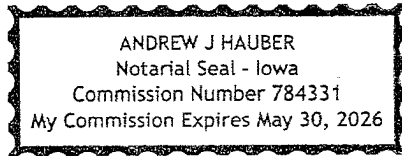
Dated: August 8, 2025.


**ELIZABETH F. SANDERS REVOCABLE
TRUST U/A DATED APRIL 12, 2024**


By: Elizabeth F. Sanders, Trustee

STATE OF IOWA, COUNTY OF BUCHANAN:

This record was acknowledged before me on August 8, 2025, by Elizabeth F. Sanders, Trustee of the Elizabeth F. Sanders Revocable Trust U/A dated April 12, 2024.





Signature of Notary Public