

Recorded: 10/24/2025 at 10:20:47.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$781.60
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 2831

**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: Douglas R. Bishop and Denise L. Bishop, 1764 240th St, Manchester, IA 52057

Return Document To: Douglas R. Bishop, 1764 240th St, Manchester, IA 52057

Grantors: Randall E. Bishop and Sandra S. Bishop as co-trustees of Randall E. Bishop Revocable Trust dated January 11, 2017

Grantees: Douglas R. Bishop and Denise L. Bishop

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

\$488,548.71

For the consideration of Ten Dollar(s) and other valuable consideration, Randall E. Bishop and Sandra S. Bishop, Co-Trustees of Randall E. Bishop Revocable Trust dated January 11, 2017, does hereby Convey to Douglas R. Bishop and Denise L. Bishop, as a married couple as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Lot Three (3) of Winlen Second Subdivision A Subdivision Of Lot 1 Of Winlen Subdivision in the SW ¼ - NE ¼ and in the NW ¼ - SE ¼ of Section 33, T89N, R5W of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2025, Page 2395

This deed is given in partial fulfillment of Real Estate Contract filed August 24, 2023 in Book 2023, Page 2045 of the records of the Delaware County Recorder.

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: October 21, 2025

Randall E. Bishop Revocable Trust dated
January 11, 2017

By

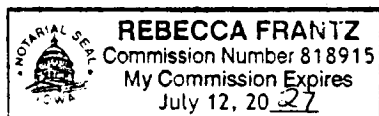
Randall E. Bishop
Randall E. Bishop, as Trustee

By

Sandra S. Bishop
Sandra S. Bishop, as Trustee

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on October 21, 2025, by Randall E. Bishop and Sandra S. Bishop, Trustees of the above-entitled trust.



Rebecca Frantz
Signature of Notary Public