



Book 2025 Page 3136

Document 2025 3136 Type 03 001 Pages 2
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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Steven E Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Tel: 563-927-4164

Taxpayer Information: Alecia Heeren Lewis, 3247 State Hwy 38, Hopkinton, IA 52237

Return Document To: Alecia Heeren Lewis, 3247 State Hwy 38, Hopkinton, IA 52237

Grantors: Chris Edward Manternach and Sharon Armella Manternach, Trustees, under the Chris Edward Manternach Living Trust, dated September 10, 2013, and any amendments thereto

Grantees: Alecia Heeren Lewis

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, Chris Edward Manternach and Sharon Armella Manternach, Trustees, under the Chris Edward Manternach Living Trust, dated September 10, 2013, and any amendments thereto, does hereby Convey to Alecia Heeren Lewis, the following described real estate in Delaware County, Iowa:

Parcel 2025-10 in part of Battles Street lying South of Lot 1 and Lot 2 in Colony Addition to Sand Spring, Delaware County, Iowa, being part of the Southeast Quarter of the Northeast Quarter of Section 28, Township 87 North, Range 3 west of the 5th P.M., Delaware County, Iowa according to plat recorded in Book 2025, Page 2174

This deed is exempt according to Iowa Code 428A.2(21).

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: November 19, 2025

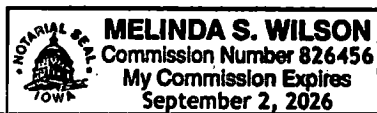
Chris Edward Manternach and Sharon Armella Manternach,
Trustees, under the Chris Edward Manternach Living Trust,
dated September 10, 2013, and any amendments thereto

By Chris E. Manternach
Chris Edward Manternach, as Trustee

By Sharon A. Manternach
Sharon Armella Manternach, as Trustee

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on November 19, 2025,
by Chris Edward Manternach and Sharon Armella Manternach, Trustees of the above-entitled
trust.



Melinda S. Wilson
Signature of Notary Public