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Date 11/24/2025 Time 3:40:57PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$1,479.20

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: Justin and Paige Wenger, 1187 300th Street, Ryan, IA 52330

Return Document To: Justin and Paige Wenger, 1187 300th Street, Ryan, IA 52330

Grantors: Judith K. Hynes as trustee of John C. Hynes Revocable Trust Under Agreement dated July 13, 1998

Grantees: Justin Michael Wenger and Paige Lammers Wenger

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of Nine Hundred Twenty-Five Thousand Dollar(s) and other valuable consideration, Judith K. Hynes, Trustee of John C. Hynes Revocable Trust Under Agreement dated July 13, 1998, does hereby Convey to Justin Michael Wenger and Paige Lammers Wenger, 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:

The East one half (E½) of the Southwest Quarter (SW¼) of Section Nine (9), Township Eighty Seven (87) North, Range Six (6), West of the Fifth Principal Meridian

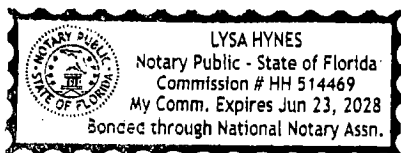
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

The grantor hereby 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 31, 2025

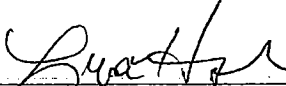


John C. Hynes Revocable Trust Under Agreement
dated July 13, 1998

By Judith K. Hynes, Trustee
Judith K. Hynes, as Trustee

STATE OF FLORIDA, COUNTY OF Pinala

This record was acknowledged before me on OCTOBER 31, 2025, by
Judith K. Hynes, Trustee of the above-entitled trust.


Signature of Notary Public