



Book 2025 Page 3258

Document 2025 3258 Type 03 001 Pages 3
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Rec Amt \$17.00 Aud Amt \$5.00
Rev Transfer Tax \$583.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

**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: Marvin D. Heims and Gina M. Heims, 1590 400th St, Strawberry Point, Iowa 52076

Return Document To: Marvin D. Heims and Gina M. Heims, 1590 400th St, Strawberry Point, Iowa 52076

Grantors: Dorothy A. Palmer and David P. Venteicher as co-trustees of Norma Jean Venteicher Revocable Trust dated November 15, 2022

Grantees: Marvin D. Heims and Gina M. Heims

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Dorothy A. Palmer and David P. Venteicher, Co-Trustees of Norma Jean Venteicher Revocable Trust Dated November 15, 2022, does hereby Convey to Marvin D. Heims and Gina M. Heims, as 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:

Lot Six (6) of Woods Edge Addition to Edgewood, a subdivision, in Delaware County, Iowa according to plat recorded in Book 6 Plats, Page 52.

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: December 1, 2025.

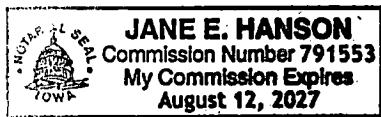
Norma Jean Venteicher Revocable Trust Dated
November 15, 2022

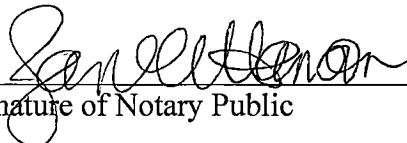
By Dorothy A. Palmer
Dorothy A. Palmer, as Co-Trustee

By David P. Venteicher
David P. Venteicher, as Co-Trustee

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on December 1, 2025, by Dorothy A. Palmer,
Co-Trustee of the above-entitled trust.

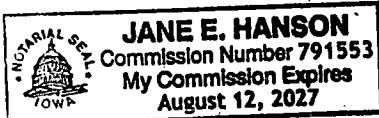


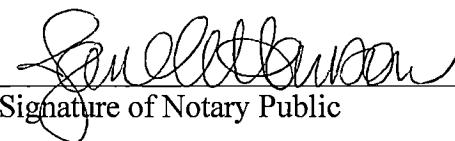


Signature of Notary Public

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on December 1, 2025, by David P. Venteicher,
Co-Trustee of the above-entitled trust.





Signature of Notary Public