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Document 2025 3281 Type 03 001 Pages 3
Date 12/02/2025 Time 4:00:56PM
Rec Amt \$17.00 Aud Amt \$5.00
Rev Transfer Tax \$471.20

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: Michael Osweiler and Sharon B. Osweiler, 3644 W Laredo Street, Chandler, Arizona 85226

Return Document To: Michael Osweiler and Sharon B. Osweiler, 3644 W Laredo Street, Chandler, Arizona 85226

Grantors: Vivian A. Cairney as trustee of Vivian A. Cairney Revocable Trust dated July 24, 2023 and Michael S. Cairney as trustee of Michael S. Cairney Revocable Trust dated July 24, 2023

Grantees: Michael Osweiler and Sharon B. Osweiler as co-trustees of The Osweiler Family Living Trust

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, Vivian A. Cairney, Trustee of Vivian A. Cairney Revocable Trust dated July 24, 2023 as to an undivided one half interest and Michael S. Cairney as trustee of Michael S. Cairney Revocable Trust dated July 24, 2023 as to an undivided one-half interest, does hereby Convey to Michael Osweiler and Sharon B. Osweiler, Co-Trustees of The Osweiler Family Living Trust, the following described real estate in Delaware County, Iowa:

Lots Five (5) and Six (6), Block Four (4), S. E. Haskins Addition to Nottingham, now Earlville, Iowa, according to plat recorded in Book 1 Plats, Page 32

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.

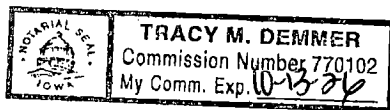
The grantor hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above 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: 12/1/23

Vivian A. Cairney Revocable Trust dated July 24, 2023

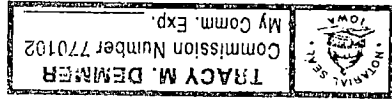


By Vivian A. Cairney
Vivian A. Cairney, as Trustee


STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 12/1/23,
by Vivian A. Cairney, Trustee of the above-entitled trust.

Tracy M. Demmer

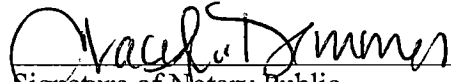


Signature of Notary Public
Michael S. Cairney Revocable Trust dated July
24, 2023

By 
Michael S. Cairney, as Trustee

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 12/11/25,
by Michael S. Cairney, Trustee of the above-entitled trust.


Signature of Notary Public