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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:** SJI Trust #1, 121 E Grand Street, Monticello, IA 52310

**\*Return Document To:** SJI Trust #1, 121 E Grand Street, Monticello, IA 52310

**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:** SJI Trust #1

**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 SJI Trust #1, the following described real estate in Delaware County, Iowa:

Parcel 2025-21 in part of the unimproved William Street adjacent to Lot 31 and 32 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 597

**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

