



Book 2026 Page 658

Document 2026 658 Type 03 001 Pages 2

Date 3/20/2026 Time 8:58:50AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$337.60

**Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA**

TRUSTEE WARRANTY DEED

Recorder's Cover Sheet

Preparer Information: ^{DMK} Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Tel: (563) 927-5920

Taxpayer Information: Douglas R. Bishop and Denise L. Bishop, 1764 240th St, Manchester, IA 52057

Return Document To: Douglas R. Bishop, 1764 240th St, Manchester, IA 52057

Grantors: Randall E. Bishop and Sandra S. Bishop as co-trustees of Randall E. Bishop Revocable Trust dated January 11, 2017

Grantees: Douglas R. Bishop and Denise L. Bishop

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, Randall E. Bishop and Sandra S. Bishop, Co-Trustees of Randall E. Bishop Revocable Trust dated January 11, 2017, does hereby Convey to Douglas R. Bishop and Denise L. Bishop, 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:

Lots Four (4), Five (5), and Six (6) of Winlen Second Subdivision A Subdivision of Lot 1 Of Winlen Subdivision in the SW 1/4 - NE 1/4 and in the NW 1/4 - SE 1/4 of Section 33, T89N, R5W of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2025, Page 2395

This deed is given in fulfillment of Real Estate Contract filed August 24, 2023 in Book 2023, Page 2045 of the records of the Delaware County Recorder.

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.

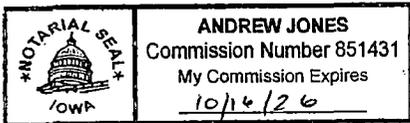
Words and phrases herein, including the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: March 12th, 2026.

Randall E. Bishop Revocable Trust dated January 11, 2017

By [Signature] Randall E. Bishop, as Trustee

By [Signature] Sandra S. Bishop, as Trustee



STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on March 12th, 2026, by Randall E. Bishop and Sandra S. Bishop, Trustees of the above-entitled trust.

[Signature] Signature of Notary Public