



Book 2026 Page 971

Document 2026 971 Type 03 001 Pages 3

Date 4/22/2026 Time 2:41:07PM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$234.40

**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: Jake and Lindsay Manternach, 2004 Buchanan-Delaware Ave., Masonville, IA 50654

Return Document To: Jake and Lindsay Manternach, 2004 Buchanan-Delaware Ave., Masonville, IA 50654

Grantors: Nancy J. Manternach and Jeffrey L. Manternach as Co-Trustees of the Nancy J. Manternach Revocable Trust Dated June 7, 2023 as it may be amended from time to time

Grantees: Jake Manternach and Lindsay J. Manternach

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of One Hundred Forty-Seven Thousand Dollar(s) and other valuable consideration, Nancy J. Manternach and Jeffrey L. Manternach as Co-Trustees of the Nancy J. Manternach Revocable Trust Dated June 7, 2023 as it may be amended from time to time, does hereby Convey to Jake Manternach and Lindsay J. Manternach, 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:

An undivided one-half interest in Parcel 2023-05, Part of the NW $\frac{1}{4}$ - NW $\frac{1}{4}$ and Parcel 2023-06, Part of the NW $\frac{1}{4}$ -NW $\frac{1}{4}$, Section 30, T89N, R6W of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2023, Page 467; except the North two hundred thirty five (235) feet of the West two hundred twenty (220) feet of Parcel 2023-05 being part of the NW $\frac{1}{4}$ -NW $\frac{1}{4}$ Section 30, T89N, R6W of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2023, Page 467

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: April 21, 2023

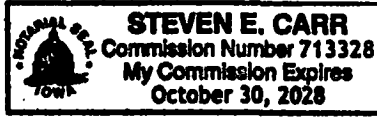
Nancy J. Manternach and Jeffrey L. Manternach as Co-Trustees of the Nancy J. Manternach Revocable Trust
Dated June 7, 2023 as it may be amended from time to time

By Nancy J. Manternach
Nancy J. Manternach as Trustee

By Jeffrey L. Manternach
Jeffrey L. Manternach, as Trustee

STATE OF IOWA, COUNTY OF DELAWARE

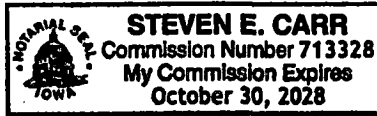
This record was acknowledged before me on April 21, 2020,
by Nancy J. Manternach, Trustee of the above-entitled trust.



SE C
Signature of Notary Public

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on April 21, 2020,
by Jeffrey L. Manternach, Trustee of the above-entitled trust.



SE C
Signature of Notary Public