

Recorded: 7/14/2026 at 10:52:02.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 1936

Preparer & Return To:

Beau D. Buchholz, 123 1st Street SE, P.O. Box 59, Waverly, IA 50677, Tel: (319) 352-1148

Tax Payer: Natalie Fabric-Matloff, 8000 N Coconino Rd, Paradise Valley, AZ 85253

TRUSTEE WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, Cynthia M. Taylor, Trustee of Cynthia M. Taylor 2024 Trust, does hereby Convey to Natalie Fabric-Matloff, the following described real estate in Delaware County, Iowa:

The NW¼ of the SE¼ of Section 6, Township 89 North, Range 6, West of the 5th P.M., Delaware County, Iowa.

This deed is exempt according to Iowa Code 428A.2(13).

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: July 14, 2026.

By 
Cynthia M. Taylor, as Trustee of the
Cynthia M. Taylor 2024 Trust

STATE OF _____, COUNTY OF _____: SS

This record was acknowledged before me on _____, 2026, by Cynthia M. Taylor, Trustee of the above-entitled trust.


Signature of Notary Public

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of

Sacramento

On

7/6/2024

Date

before me,

Casey Perkins, Notary Public

Here Insert Name and Title of the Officer

personally appeared

Cynthia Marie Taylor

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Casey Perkins

Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document:

Trustee Warranty Deed

Document Date:

Number of Pages:

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name:

☐ Corporate Officer – Title(s):☐ Partner – ☐ Limited ☐ General☐ Individual☐ Attorney in Fact☐ Trustee☐ Guardian or Conservator☐ Other:

Signer is Representing:

Signer's Name:

☐ Corporate Officer – Title(s):☐ Partner – ☐ Limited ☐ General☐ Individual☐ Attorney in Fact☐ Trustee☐ Guardian or Conservator☐ Other:

Signer is Representing: