

Recorded: 7/14/2026 at 10:54:21.0 AM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 1944

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

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

Taxpayer Information: Ann C. Fabric-Engle
13863 North Cameo Drive
Sun City, AZ 85351

Return Document To: Beau D. Buchholz
123 1st Street SE
P.O. Box 59
Waverly, IA 50677

Grantors: Cynthia M. Taylor as Trustee of Cynthia M. Taylor 2024 Trust

Grantees: Ann C. Fabric-Engle

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

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 Ann C. Fabric-Engle, the following described real estate in Delaware County, Iowa:

The W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ 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 6, 2026.

By Cynthia M. Taylor
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.

See Attached
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 7/6/2026 before me, Casey Perkins, Notary Public
Date 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: _____