

Recorded: 7/21/2026 at 1:08:56.0 PM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$687.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 2079

**TRUSTEE WARRANTY DEED AND SECTION 614.14 AFFIDAVIT
Recorder's Cover Sheet**

Preparer Information: Nick A. Sailer of Nick Sailer Law, P.C., 1218 W. Marion St., Manchester, IA 52057, Tel: 563-927-6425

Taxpayer Information: Mathew White & Brittany White, 1838 Honey Creek Rd., Manchester, IA 52057

Return Document To: Nick A. Sailer of Nick Sailer Law, P.C., 1218 W. Marion St., Manchester, IA 52057

Grantors: Doris A. Scovel, as Trustee of the Clyde A. Scovel and Doris A. Scovel Joint Revocable Trust Dated April 23, 2024

Grantees: Mathew White & Brittany White

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

TRUSTEE WARRANTY DEED AND SECTION 614.14 AFFIDAVIT

For the consideration of One Dollar(s) and other valuable consideration, Doris A. Scovel, as Trustee of the Clyde A. Scovel and Doris A. Scovel Joint Revocable Trust dated April 23, 2024, does hereby Convey to Mathew White and Brittany White, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Lots One (1) and Two (2) of Scovel Second Addition Part of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4), Section Sixteen (16), Township Eighty-Nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2005, Page 1575; also Lot (1) of Scovel's Honey Creek Heights; in the Southwest Quarter of the Northeast Quarter Section 16, Township 89 North, Range 5 West of the 5th P.M., Delaware County, Iowa according to plat recorded in Book 2026, Page 1726.

**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 warrants to Grantees, and successors in interest, that Grantor holds the real estate by title in fee simple, 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 deposes and states that the Trustee personally knows of all 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 Grantor is one of the presently existing Trustees of the above-named trust dated April 23, 2024; that the above-described real estate was conveyed by Clyde A. Scovel and Doris A. Scovel to Clyde A. Scovel and Doris A. Scovel as Trustees of the Clyde A. Scovel and Doris A. Scovel Joint Revocable Trust dated April 23, 2024, pursuant to an instrument recorded on April 23, 2024 in the office of the Delaware County Recorder in Book 2024, Page 894; that Clyde A. Scovel died on March 9, 2026, leaving Doris A. Scovel, Jay Scovel, and Julie Ridgley as the Trustees; that the beneficial interest in the real estate passed to Clyde A. Scovel's surviving spouse; that form 706, United States Estate Tax Return, is not required to be filed; that pursuant to the terms of the Trust, any trustee alone may perform on behalf of the trustees all acts necessary for the acquisition, sale and transfer of personal and real property so long as the acting trustee certifies in writing that the trustees have approved that act; that Doris A. Scovel hereby certifies that Jay Scovel and Julie Ridgley approve of this transaction; that the trust is in existence, and the Grantor has good and lawful authority to sell and convey the real estate without any limitation or qualification whatsoever; 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.

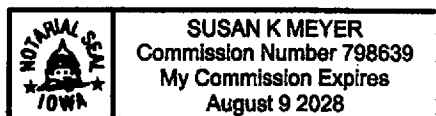
Words and phrases herein, including the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: 7-15-26, 2026

Doris A. Scovel
Doris A. Scovel, Trustee

STATE OF IOWA, COUNTY OF IOWA/Delaware

This record was acknowledged before me on July 15. 2026, by Doris A. Scovel; as Trustee of the Clyde A. Scovel and Doris A. Scovel Joint Revocable Trust.



Susan K Meyer
Signature of Notary Public