Book 2015 Page 642

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By R.H. Weborg Deputy

DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. 107
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
E. Michael Carr, 117 S Franklin Street, Manchester, IA 52057, Phone: (563) 927-4164

Taxpayer Information: (Name and complete address)
Robert J. Sperfslage, 1595 245th Avenue, Greeley, Iowa 52050

Return Document To: (Name and complete address)
E. Michael Carr, 117 S Franklin Street, Manchester, IA 52057

Grantors:
Revocable Living Trust of Robert J. Sperfslage

Grantees:
Robert J. Sperfslage

Legal description: See Page 3

Document or instrument number of previously recorded documents:

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THE IOWA STATE BAR ASSOCIATION Official Form No. 107	E. Michael Carr	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of one and 00/100 Dollar(s) and other valuable consideration, Robert J. Sperfslage

(Trustee) ~~(Co-Trustees)~~ of Revocable Living Trust of Robert J. Sperfslage

does hereby convey to Robert J. Sperfslage the following described real estate in Delaware County, Iowa: See 1 in Addendum

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 this 19th day of March, 2015.

Revocable Living Trust of Robert J. Sperfslage

By: _____ (title)

Robert J. Sperfslage

By: _____ (title)

As (Trustee) ~~(Co-Trustee)~~ of
The above entitled trust

As (Trustee) ~~(Co-Trustee)~~ of
The above entitled trust

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me this 19th day of March, 2015, by Robert J. Sperfslage as Trustee of Revocable Living Trust of Robert J. Sperfslage.

E. MICHAEL CARR
Commission Number 222
My Commission Expires
December 10, 2016

Signature of Notary Public

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Addendum

1. Unit C in Bailey Drive Estates, according to Declaration of Submission to Horizontal Property Regime and of Easements, Restrictions and Covenants for Bailey Drive Estates, Manchester, Iowa recorded in Book 2005, Page 3954, together with the undivided interest in the common elements appurtenant to said Unit as set out in said Declaration
   AND
   North Half of South East Quarter of Section Thirty Two (32) and South Half of South West Quarter of Section Thirty Three (33), Township Ninety (90) North, Range Four (4) West of the Fifth P.M.
   AND
   an undivided one-half interest in:
   North Half of Northeast Fractional Quarter of Section 4 and the Northwest Quarter of the Northwest Fractional Quarter of Section 3, all in Township 89 North, Range 4 West of the 5th P.M. This deed is exempt according to Iowa Code 428A.2(21).