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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)
Todd J. Locher, 202 2nd Avenue NW, Farley, IA 52046, Phone: (563) 744-3359

**Taxpayer Information:** (Name and complete address)
Danny and Cathleen Glew, 2132 221st St., Manchester, IA 52057

**Return Document To:** (Name and complete address)
Todd J. Locher, 202 2nd Avenue NW, Farley, IA 52046

**Grantors:**
Betty J. Sutton **TRUSTEE OF BETTY J. SUTTON REVOCABLE LIVING TRUST DATED FEBRUARY 28, 1995**

**Grantees:**
Danny R. Glew
Cathleen A. Glew

**Legal description:** See Page 2 #3

**Document or instrument number of previously recorded documents:**

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| THE IOWA STATE BAR ASSOCIATION<br>Official Form No. 107 | Todd J. Locher | FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER |
|---|---|---|

# TRUSTEE WARRANTY DEED
## (Inter Vivos Trust)

For the consideration of Ten ($10.00) Dollar(s) and other valuable consideration, Betty J. Sutton

(Trustee) ~~(Co-Trustees)~~ of Betty J. Sutton Revocable Living Trust Dated February 28, 1995

does hereby convey to Danny R. Glew and Cathleen A. Glew, husband and wife, as tenants in common 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 11th day of May, 2015.

Betty J. Sutton Revocable Living Trust Dated February 28, 1995

By: _____ (title)

Betty J. Sutton

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 DUBUQUE

This record was acknowledged before me this 11th day of May, 2015, by Betty J. Sutton.

TODD J. LOCHER
Commission Number 176419
My Comm. Exp. 10-12-15

Signature of Notary Public

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# Addendum

1. The Northwest fractional Quarter (NWfr1/4) in Section One (1), Township Eighty Eight (88) North, Range Five (5), West of the 5th P.M. Subject to the rights of the public in all highways and roads.

   This deed is given in partial consummation of a real estate contract dated April 1, 1981 and filed April 3, 1981 in Book 109, L.D., Page 138, as assigned to Betty J. Sutton, Trustee of the Betty J. Sutton Revocable Living Trust Dated February 28, 1995 by Warranty Deed dated June 19, 1995 and filed August 14, 1995 in Book 135 Page 158 of the records of Delaware County, Iowa.