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of July AD 2015
Carol K. Becker, Auditor
P. Hildebrand, Deputy

Book 2015 Page 1991

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Daneen Schindler, 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)
Steven E. Carr, 117 S. Franklin Street, PO Box 333, Manchester, IA 52057, Phone: (563) 927-4164

Taxpayer Information: (Name and complete address)
Brady Nelson Blazek, 912 Tanglewood Drive, Manchester, Iowa 52057

Return Document To: (Name and complete address)
~~Brady Nelson Blazek, 912 Tanglewood Drive, Manchester, Iowa 52057~~

PLEASE RETURN TO:
HAWKEYE ESCROW COMPANY
313 3RD AVE SE
CEDAR RAPIDS, IA 52401

Grantors:
Timothy A. Collier
Patricia K. Collier

Grantees:
Brady Nelson Blazek
Anne Michelle Rittenmeyer

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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

TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of $375,000.00 Dollar(s) and other valuable consideration, Timothy A. Collier and Patricia K. Collier

~~(Trustee)~~ (Co-Trustees) of Timothy and Patricia Collier Revocable Trust dated May 4, 2000

does hereby convey to Brady Nelson Blazek and Anne Michelle Rittenmeyer as joint tenants with full rights of survivorship and not as tenants in common the following described real estate in Delaware County, Iowa: Lot Nine (9) of Plat of Tanglewood Subdivision- Plat No. 2, City of Manchester, Delaware County, Iowa, according to the Plat recorded in Book 5 Plats, Page 116

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 21 day of July, 2015.

Timothy and Patricia Collier Revocable Trust dated May 4, 2000

By: _____ (title)

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 21 day of July, 2015, by Timothy A. Collier and Patricia K. Collier.

TERESA TURNIS
Commission Number 723636
My Comm. Exp. 7-25-18

Signature of Notary Public

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