Book 2015 Page 2316

Document 2015 2316 Type 03 001 Pages 2
Date 8/25/2015 Time 2:47:14PM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $55.20
Rev Stamp# 288 DOV# 299

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 26th day of August AD 2015
Carla K. Bather Auditor
By S. H. Eberard Deputy

TRUSTEE WARRANTY DEED

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

Preparer Information: (Name, address and phone number)
Thomas J. Hanson , 401 East Main Street, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information: (Name and complete address)
Robert J. and Tanya L. Wickman, 1575 200th Avenue, Manchester, IA 52057

Return Document To: (Name and complete address)
Robert J. and Tanya L. Wickman, 1575 200th Avenue, Manchester, IA 52057

Grantors:
Marvin and Judith Calonder Trust
Dated 12/18/08

Grantees:
Robert J. Wickman
Tanya L. Wickman

Legal description: See Page 2

Document or instrument number of previously recorded documents:

© The Iowa State Bar Association 2013
IOWADOCS®

THE IOWA STATE BAR ASSOCIATION Official Form No. 107	Thomas J. Hanson	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of $35,000.00 Dollar(s) and other valuable consideration, Judith A. Calonder as (Trustee) (~~Co-Trustees~~) of the Trust Agreement of Marvin and Judith Calonder, dated the 18th day of December, 2008 does hereby convey to Robert J. Wickman and Tanya L. Wickman, husband and wife the following described real estate in Delaware County, Iowa: Parcel 2015-49 part of NE¼ SE¼ and part of SE¼ SE¼, Sec. 34, T90N, R5W, Delaware County, Iowa, according to plat recorded in Book 2015, Page 2002.

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 25 day of August, 2015.

By: Judith A. Calonder
Judith A. Calonder(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 25 day of August, 2015, by Judith A. Calonder - Trustee.

NOTARIAL SEAL IOWA
THOMAS J. HANSON
Commission Number 115040
My Commission Expires
September 22, 2015

Signature of Notary Public

© The Iowa State Bar Association 2013
IOWADOCS®