Entered for taxation 8th day
of September AD 2015
Carla K. Becker, Auditor
By S. Hildebrand, Deputy

Recorded: 9/4/2015 at 12:55:02.0 PM
Fee Amount: $17.00
Revenue Tax: $340.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2015 PG: 2425
Rev Stamp# 307 DOV# 316

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)
Gregory K. Bahls and Jessica S. Bahls, 101 Rays Court, Manchester, Iowa 52057

Return Document To: (Name and complete address)
Gregory K. Bahls and Jessica S. Bahls, 101 Rays Court, Manchester, Iowa 52057

Grantors:
William E. Lux

Grantees:
Gregory K. Bahls
Jessica S. Bahls

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 $213,000.00 Dollar(s) and other valuable consideration, William E. Lux

(Trustee) ~~(Co-Trustees)~~ of Rosemary A. Lux Trust

does hereby convey to Gregory K. Bahls and Jessica S. Bahls, 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 Twenty (20) and Twenty One (21) in Schulte's First Addition to Northtown Estates Subdivision, City of Manchester, Delaware County, Iowa, according to plat recorded in Book 3 Plats, Page 166.

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 3rd day of September, 2015.

Rosemary A. Lux Trust

By: _____ (title)

William E. Lux

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 3rd day of September, 2015, by William E. Lux.

STEVEN E. CARR
Commission Number 713328
My Commission Expires
October 30, 2016

Signature of Notary Public

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