Entered for taxation 5th day
of October AD 2015
Carla K. Becker Auditor
By L. Hildebrand Deputy

Recorded: 10/2/2015 at 11:23:27.0 AM
Fee Amount: $17.00
Revenue Tax: $223.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2015 PG: 2699
DOV #359 Rev #348

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)
William B. Oehler and Nancy J. Oehler, 120 W Union Street, Manchester, Iowa 52057

Return Document To: (Name and complete address)
William B. Oehler and Nancy J. Oehler, 120 W Union Street, Manchester, Iowa 52057

Grantors:
Nancy E. Miller

Grantees:
William B. Oehler
Nancy J. Oehler

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 $140,000.00 Dollar(s) and other valuable consideration, Nancy E. Miller

(Trustee) ~~(Co-Trustees)~~ of Nancy E. Miller Revocable Trust dated June 18, 1997

does hereby convey to William B. Oehler and Nancy J. Oehler, 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: The West sixty six (66) feet of the East one hundred thirty two (132) feet of the North one-half (N½) of Lot L, Iowa Land Company's Subdivision of part of Manchester, Iowa, according to plat recorded in Book 4 L.D., Page 514, except a strip forty (40) feet wide off the North side

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 25th day of September, 2015.

Nancy E. Miller Revocable Trust dated June 18, 1997

By: _____ (title)

Nancy E. Miller

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 25th day of September, 2015, by Nancy E. Miller as Trustee of the Nancy E Miller Revocable Trust.

BARBARA K. SAILER
Commission Number 184503
My Commission
1-26-16

Signature of Notary Public

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