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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 20th day
of October AD 2015
Carla K. Becker Auditor
By D.H. Howard Deputy

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

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

Taxpayer Information:
John C. Hynes Revocable Trust c/o John Hynes, 313 Hampton Hills Court, DeBary, Florida 32713

Return Address
John C. Hynes Revocable Trust c/o John Hynes, 313 Hampton Hills Court, DeBary, Florida 32713

Grantors:
Judith K. Hynes

Grantees:
John C. Hynes

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

Steven E. Carr, Attorney

TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of $1.00 Dollar(s) and other valuable consideration, Judith K. Hynes, Trustee of Judith K. Hynes Revocable Trust under agreement dated July 13, 1998, of 313 Hampton Hills Court, Debary, 32714, of the County of Volusia, State of Florida does hereby convey to John C. Hynes, as Trustee, and his successors as Trustee of the John C. Hynes Revocable Trust under agreement dated July 13, 1998, of 313 Hampton Hills Court, Debary, 32714, of the County of Volusia, State of Florida the following described real estate in Delaware County, Iowa:

An undivided one-half (1/2) interest in the property described as:

THE EAST ONE-HALF (E½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION NINE (9), TOWNSHIP EIGHTY-SEVEN (87) NORTH, RANGE SIX (6), WEST OF THE FIFTH PRINCIPAL MERIDIAN, SUBJECT TO EASEMENTS OF RECORD. **This deed is exempt according to Iowa Code 428A.2(21).**

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: October 14, 2015

Judith K. Hynes Revocable Trust under agreement dated July 13, 1998, of 313 Hampton Hills Court, Debary, 32714, of the County of Volusia, State of Florida

Judith K. Hynes

Judith K. Hynes

As Trustee of the above-entitled trust

STATE OF FLORIDA, COUNTY OF Volusia

This record was acknowledged before me this this 14th day of October, 2015, by Judith K. Hynes

Lana R. Harrison

Signature of Notary Public

