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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)
Jane E. Hanson, 401 East Main Street, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information: (Name and complete address)
Nicolette & Ronnie Ellis, 2491 Jackson St, Dubuque, IA 52001

Return Document To: (Name and complete address)
Nicolette & Ronnie Ellis, 2491 Jackson St, Dubuque, IA 52001

Grantors:
Donald G. Bennett, as Trustee of the Revocable Trust Agreement of Donald G. Bennett and Generose M. Bennett dated February 28, 2013

Grantees:
Nicolette Ellis
Ronnie Ellis

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	Jane E. Hanson	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of $10.00 Dollar(s) and other valuable consideration, Donald G. Bennett

(Trustee) ~~(Co-Trustees)~~ of Revocable Trust Agreement of Donald G. Bennett and Generose M. Bennett

does hereby convey to Nicolette Ellis and Ronnie Ellis, wife and husband, as joint tenants with full rights of survivorship and not as tenants in common the following described real estate in Delaware County, Iowa: Lots One (1) and Two (2), Block One (1), Oneida, Iowa according to Plat recorded in Book 1 Plats, Pages 100-101. Situated in Delaware County and the State of Iowa. 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 this 9 day of Nov, 2015.

the Revocable Trust Agreement of Donald G. Bennett and Generose M. Bennett dated February 28, 2013

By: _____ (title)

Donald G. Bennett

By: _____ (title)

As (Trustee) ~~(Co-Trustee)~~ of The above entitled trust

As (Trustee) ~~(Co-Trustee)~~ of The above entitled trust

STATE OF ~~IOWA~~ WI, COUNTY OF ~~DELAWARE~~ Ozaukee

This record was acknowledged before me this 9th day of November, 2015, by Donald G. Bennett, as Trustee of the Revocable Trust Agreement of Donald G. Bennett and Generose M. Bennett dated February 28, 2013.

ANN B. MOSTER NOTARY PUBLIC STATE OF WISCONSIN

Signature of Notary Public

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