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Book 2015 Page 3176

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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)
Roger J. Kurt, 880 Locust St. Suite 108, Dubuque, IA 52001, Phone: (563) 690-1495

**Taxpayer Information:** (Name and complete address)
Jim West 603 S Locust St., Edgewood IA 52042

**Return Document To:** (Name and complete address)
Roger J. Kurt, 880 Locust St. Suite 108, Dubuque, IA 52001

**Grantors:**
The Ray J. Holthaus and Maudie A. Holthaus
Revocable Trust Agreement executed
the 10th day of May, 2006

**Grantees:**
Jim West
James

**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 | Roger J. Kurt | FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER |
|---|---|---|

# TRUSTEE WARRANTY DEED
## (Inter Vivos Trust)

For the consideration of $1.00 Dollar(s) and other valuable consideration, Mary Ann Shimkus and Carol Buth

~~(Trustee)~~ (Co-Trustees) of The Ray J. Holthaus and Maudie A. Holthaus Revocable Trust Agreement executed the 10th day of May, 2006 does hereby convey to James West the following described real estate in DELAWARE County, Iowa: Northwest Quarter of the Southeast Quarter of the Southeast Quarter; Section 11, Township 90 North, Range 4 West of the 5th P.M., Delaware County, Iowa, according to the plat recorded in Book 2015, Page 1148.

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 7 day of November, 2015.

The Ray J. Holthaus and Maudie A. Holthaus Revocable Trust Agreement executed the 10th day of May, 2006

By: _____ (title)

X Mary Ann Shimkus, Trustee
Mary Ann Shimkus

By: _____ (title)

X Carol R. Buth, Trustee
Carol Buth

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

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

STATE OF Iowa, COUNTY OF Story

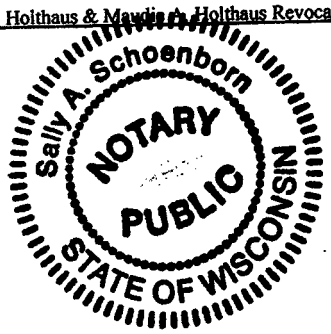
This record was acknowledged before me this 7th day of November, 2015, by Mary Ann Shimkus, Co-Trustee of the Ray J. Holthaus & Maudie A. Holthaus Revocable Trust Agreement executed the 10th day of May, 2006.

HEATHER D TITUS
Commission Number 782488
My Commission Expires
Fe...

Heather D. Titus
Signature of Notary Public

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STATE OF Wisconsin COUNTY OF Waukesha
This record was acknowledged before me this 4th day of November, 2015
by Carol Buth, Co-Trustee of the Ray J. Holthaus & Maudie A. Holthaus Revocable Trust Agreement executed the 10th day of May, 2006.




Sally A. Schoenborn
Signature of Notary Public
My Commission expires 1-8-17

STATE OF _____, COUNTY OF _____
This record was acknowledged before me this ____ day of _____, _____,
by _____.

_____
Signature of Notary Public

STATE OF _____, COUNTY OF _____
This record was acknowledged before me this ____ day of _____, _____,
by _____.

_____
Signature of Notary Public

STATE OF _____, COUNTY OF _____
This record was acknowledged before me this ____ day of _____, _____,
by _____.

_____
Signature of Notary Public