Recorded: 12/22/2015 at 8:05:56.0 AM
Fee Amount: $22.00
Revenue Tax: $207.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2015 PG: 3432
Rev Stamp# 450 DOV# 461

Entered for taxation 23rd day
of Dec. 2015 AD
Carla K. Porter Auditor
By D. Hildebrand Deputy

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)
Kathy A. Hansel, ~~300 S Bell St~~, Edgewood, IA
PO Box 61

Return Document To: (Name and complete address)
Kathy A. Hansel, 300 S Bell St, Edgewood, IA

Grantors:
Dorothy J. Keltner, Trustee of the Dorothy J. Keltner Revocable Trust dated August 1, 1990

Grantees:
Kathy A. Hansel

Legal description: See page 3

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 $130,000.00 Dollar(s) and other valuable consideration, Dorothy J. Keltner

(Trustee) ~~(Co-Trustees)~~ of Dorothy J. Keltner Revocable Trust dated August 1, 1990

does hereby convey to Kathy A. Hansel, a single person the following described real estate in Delaware County, Iowa: See 1 in Addendum

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 14 day of December, 2015.

Dorothy J. Keltner Revocable Trust dated August 1, 1990

By: _____ (title)

Dorothy J. Keltner

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 14 day of December, 2015, by Dorothy J. Keltner, Trustee.

NOTARIAL SEAL IOWA James Rochford COMMISSION NUMBER 225643 MY COMMISSION EXPIRES 11-22-17

Signature of Notary Public

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Addendum

1. That part of Lots Five (5) and Six (6) of Perrinjaquet's Addition to Edgewood, Iowa, according to plat recorded in Book 2 Plats, Page 65, and the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section Two (2), Township Ninety (90) North, Range Five (5), West of the Fifth P.M., described as commencing at a point forty (40) feet North of the Southwest corner of said Lot Five (5) of Perrinjaquet's Addition, and running thence South ninety five (95) feet, thence East one hundred twenty four (124) feet, thence North ninety five (95) feet thence West one hundred twenty four (124) feet to the point of beginning.