Book 2016 Page 145

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Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $383.20
Rev Stamp# 15 DOV# 13

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 20th day
of January A D 2016
Cada K. Boeckner, Auditor
By P. Hilgebrand Deputy

Chg GVB Bank

Chg

# 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)
Allan J. Hermsen and Ann M. Hermsen, 701 Tanglewood Drive, Manchester, Iowa 52057

**Return Document To:** (Name and complete address)
Allan J. Hermsen and Ann M. Hermsen, 701 Tanglewood Drive, Manchester, Iowa 52057

**Grantors:**
Margaret Earlene Houlihan

**Grantees:**
Allan J. Hermsen
Ann M. Hermsen

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**

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| THE IOWA STATE BAR ASSOCIATION<br>*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 240,000.00 Dollar(s) and other valuable consideration, Margaret Earlene Houlihan

(Trustee) ~~(Co-Trustees)~~ of the Margaret Earlene Houlihan Revocable Trust dated June 10, 2013

does hereby convey to Allan J. Hermsen and Ann M. Hermsen, 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: Lots Twenty Five (25) and Twenty Six (26) of the Plat of Tanglewood Subdivision - Plat No. 1, City of Manchester, Delaware County, Iowa, according to plat recorded in Book 4 Plats, Page 95.

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 7th day of January, 2016.

The Margaret Earlene Houlihan Revocable Trust dated June 10, 2013

By: _____ (title)

Margaret Earlene Houlihan

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~~ POLK

This record was acknowledged before me this 7th day of January, 2016, by Margaret Earlene Houlihan.

SAM BEHRENS
Commission Number 712344
My Commission Expires
8-31-2016

Signature of Notary Public

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