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of February A D 2016
Cara K. Bailey, Auditor
By P. Hanson, Deputy

Book 2016 Page 243

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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)
Luke D. and Cara Roling, 1495 220th Street, Manchester, IA 52057

Return Document To: (Name and complete address)
Luke D. and Cara Roling, 1495 220th Street, Manchester, IA 52057

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

Grantees:
Luke D. Roling
Cara Roling

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 47,500.00 Dollar(s) and other valuable consideration, Donald G. Bennett

(Trustee) ~~(Co-Trustees)~~ of the Revocable Trust Agreement of Donald G. Bennett and Generose M. Bennett dated February 28, 2013 does hereby convey to Luke D. Roling and Cara Roling, 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: An undivided ninety-five percent interest to:

Lot Two (2) of Bennett's First Subdivision in the SE 1/4 - SE 1/4 of Section 35-T89N-R6W Delaware County, Iowa, according to plat recorded in Book 2015, Page 3462.

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 1st day of February, 2016.

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, COUNTY OF DELAWARE

This record was acknowledged before me this 1st day of February, 2016, by Donald G. Bennett, as Trustee of the Revocable Trust Agreement of Donald G. Bennett and Generose M. Bennett dated February 28, 2013.

NOTARIAL SEAL
THOMAS J. HANSON
Commission Number 115040
My Commission Expires
September 22, 2016

Signature of Notary Public

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