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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 1st day
of March AD 2016
Clark K. Becker Auditor
By T. Hilleboard Deputy

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)
Ronald L. Elgin and Jody L. Elgin, 2483 Highway 13, Manchester, Iowa 52057

Return Document To: (Name and complete address)
Ronald L. Elgin and Jody L. Elgin, 2483 Highway 13, Manchester, Iowa 52057

Grantors:
Elvin L. Gienapp aka Elvin Gienapp
Vera M. Gienapp aka Vera Gienapp

Grantees:
Ronald L. Elgin
Jody L. Elgin

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	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 $140,000.00 Dollar(s) and other valuable consideration, Elvin L. Gienapp and Vera M. Gienapp as aka Elvin Gienapp aka Vera Gienapp ~~(Trustee)~~ (Co-Trustees) of UTA dated September 25, 2002

does hereby convey to Ronald L. Elgin and Jody L. Elgin, 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: 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 21st day of October, 2015.

Elvin L. Gienapp and Vera M. Gienapp as Trustees UTA dated September 25, 2002

By: _____ (title)

Elvin L. Gienapp

By: _____ (title)

Vera M. Gienapp

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 21st day of October, 2015, by Elvin L. Gienapp and Vera M. Gienapp.

STEVEN E. CARR
Commission Number 713328
My Commission Expires
October 30, 2016

Signature of Notary Public

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Addendum

1. The East one-half (E ½) of the Southeast Quarter (SE ¼) of Section Thirteen (13), Township Eighty-eight (88) North, Range Six (6) West of the Fifth P.M., except that part described as commencing at the Southeast corner of said Section Thirteen (13), thence North 90 degrees 00' 00" West one hundred thirty seven and two-tenths (137.2) feet, thence North 0 degrees 20' 30" East six hundred seventy nine (679) feet to the point of beginning, thence South 88 degrees 24' 30" East sixty (60) feet, thence North 0 degrees 16' 30" West four hundred sixty three and three-tenths (463.3) feet, thence North 89 degrees 20' 30" West ten (10) feet, thence North 89 degrees 33' 10" West two hundred ten and eighty two hundredths (210.82) feet, thence South 0 degrees 16' 30" East four hundred eighty seven and forty two hundredths (487.42), thence South 89 degrees 32' 23" East one hundred sixty and fifty seven hundredths (160.57) feet, thence North 0 degrees 20' 30" East twenty five and thirty one hundredths (25.31) feet to the point of beginning, and also except that part conveyed to the State of Iowa by Warranty Deed recorded in Book 95 L.D., Page 337 subject to all easements of record.

   This deed is given in fulfillment of a real estate contract filed September 13, 1996 in Book 137, Page 119.

   This deed is exempt according to Iowa Code 428A.2(1).