Recorded: 3/25/2016 at 2:49:06.0 PM
Fee Amount: $22.00
Revenue Tax: $71.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2016 PG: 732
Rev Stamp #87 DOV #83

Entered for taxation 28th day
of March AD 2016
Cada K. Boecher Auditor
By D.H. Deberard Deputy

TRUSTEE WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 107
Recorder's Cover Sheet

Preparer Information:
Jane E. Hanson, 401 East Main Street, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information:
James O. Scott, 1108 Gales Avenue, Manchester, Iowa 52057

Return Address
James O. Scott, 1108 Gales Avenue, Manchester, Iowa 52057

Grantors:
Daniel A. Schulte, as Trustee of the Daniel A. Schulte Trust Agreement executed March 22, 2011 and as may be amended
Ann L. Schulte, as Trustee of the Ann L. Schulte Trust Agreement executed March 22, 2011 and as may be amended

Grantees:
James O. Scott

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

Jane E. Hanson, Attorney

TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of $45,000.00 Dollar(s) and other valuable consideration, Daniel A. Schulte, Trustee of Daniel A. Schulte Trust Agreement dated March 22, 2011 as may be amended and Ann L. Schulte, Trustee of the Ann L. Schulte Trust Agreement dated March 22, 2011 as may be amended do hereby convey to James O. Scott the following described real estate in Delaware County, Iowa:

> Lot Fourteen (14) of Fawn Trail being a subdivision of Parcel C in the Northwest Quarter of the Southwest Quarter in Section 17 and Parcel G in the Northeast Quarter of the Southeast Quarter of Section 18; all in Township 89 North, Range 5 West of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2005, Page 1694 of the records of the Delaware County Recorder.

The grantors hereby covenants with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that grantors have 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 grantors covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

The grantors 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 grantors 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: February 12, 2016
Daniel A. Schulte Trust Agreement dated March 22, 2011 as may be amended

Daniel A. Schulte, Trustee

As Trustee of the above-entitled trust

Ann L. Schulte Trust Agreement dated March 22, 2011 as may be amended

Ann L. Schulte, Trustee

As Trustee of the above-entitled trust

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me this this 12th day of February, 2016 by Daniel A. Schulte, as Trustee of the Daniel A. Schulte Trust Agreement executed March 22, 2011 as may be amended

SARAH R. LEONARD
Commission Number 762480
My Commission Expires
April 6, 2016

Signature of Notary Public

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me this this 12th day of February, 2016 by Ann L. Schulte, as Trustee of the Ann L. Schulte Trust Agreement executed March 22, 2011 as may be amended

SARAH R. LEONARD
Commission Number 762480
My Commission Expires
April 6, 2016

Signature of Notary Public