Book 2016 Page 783

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 4th day
of April AD 2016
Cedar K. Barber, Auditor
By R. Hildebrand, Deputy

Env Citizens State Bank
PO Box 50
New Vienna, IA 52065

TRUSTEE WARRANTY DEED

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

Preparer Information: (Name, address and phone number)
Thomas J. Hanson, 401 East Main Street, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information: (Name and complete address)
Joshua C. and Katherine K. Rahe, 1481 210th Avenue, Greeley, IA 52050

Return Document To: (Name and complete address)
Joshua C. and Katherine K. Rahe, 1481 210th Avenue, Greeley, IA 52050

Grantors:
Dean E. Weston and Lula M. Weston
Revocable Trust
Lula M. Weston Trustee
Lois J. Fransen Trustee
Gary E. Weston Trustee

Grantees:
Joshua C. Rahe
Katherine K. Rahe

Legal description: See Page 4

Document or instrument number of previously recorded documents:

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THE IOWA STATE BAR ASSOCIATION Official Form No. 107	Thomas J. Hanson	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of $365,000.00 Dollar(s) and other valuable consideration, Lula M. Weston, Gary E. Weston and Lois J. Fransen

~~(Trustee)~~ (Co-Trustees) of the Dean E. Weston and Lula M. Weston Revocable Trust

does hereby convey to Joshua C. Rahe and Katherine K. Rahe, 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 Attached Legal Description

This Deed is given in fulfillment of a recorded Real Estate Contract between the parties dated December 1, 2005 and filed December 1, 2005 in Book 2005, Page 4282 of the records of the Delaware County Recorder.

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 26 day of March, 2016.

By: Lula M. Weston
Lula M. Weston(title)

Gary E. Weston
Gary E. Weston

By: Lois J. Fransen
Lois J. Fransen(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 26 day of March, 2016, by Lula M. Weston - Trustee.

NOTARIAL SEAL IOWA

ALLAN L BOGE
Commission Number 784140
My Commission Expires
5-16-17

Signature of Notary Public

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STATE OF Iowa, COUNTY OF Delaware
This record was acknowledged before me this 26 day of March, 2016,
by Gary E. Weston - Trustee.

Signature of Notary Public

NOTARIAL SEAL IOWA

ALLAN L BOGE
Commission Number 784140
My Commission Expires
5-16-17

STATE OF Iowa, COUNTY OF Delaware
This record was acknowledged before me this 26 day of March, 2016,
by Lois J. Fransen - Trustee.

Signature of Notary Public

NOTARIAL SEAL IOWA

ALLAN L BOGE
Commission Number 784140
My Commission Expires
5-16-17

STATE OF _____, COUNTY OF _____
This record was acknowledged before me this ____ day of _____, _____,
by _____.

Signature of Notary Public

STATE OF _____, COUNTY OF _____
This record was acknowledged before me this ____ day of _____, _____,
by _____.

Signature of Notary Public

Legal Description
Weston – Rahe

East half of Southeast Quarter of Section 26; and that part of Southeast Quarter of Northeast Quarter of Section 26 described as commencing at the Southwest corner of said Southeast Quarter of Northeast Quarter and running thence North 10 chains, thence Southeasterly 22.10 chains to Southeast corner of said Southeast Quarter of Northeast Quarter, thence West to the point of beginning; the North three-eights (N 3/8) of the West Half (W ½) of the Southwest Quarter (SW¼) of Section 25; and that part of the Northeast Quarter of the Southwest Quarter of Section 25 described as commencing at the Northeast corner of the Northwest Quarter of the Southwest Quarter of said Section 25 and running thence East 6 rods, thence Southwesterly to a point 20 rods North of center of Southwest Quarter of said Section 25, thence North 60 rods point of beginning; all in Township 90 North, Range 5 West of the 5th P.M.; subject to public and highways and easements of record.