Book 2016 Page 995

Document 2016 995 Type 03 001 Pages 2
Date 4/22/2016 Time 9:06:45AM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $18.40
Rev Stamp# 123 DOV# 117

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 25th day
of April AD 2016
Carla K. Boecker, Auditor
By S. Hildebrandt Deputy

# 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)
Victor Boeding and Leann Miller, 129 Park Blvd, Monticello, Iowa 52310

**Return Document To:** (Name and complete address)
Victor Boeding and Leann Miller, 129 Park Blvd, Monticello, Iowa 52310

**Grantors:**
Margaret Earlene Houlihan, as Trustee
of the Margaret Earlene Houlihan
Revocable Trust dated June 10, 2013

**Grantees:**
Victor Boeding
Leann Miller

**Legal description:** See Page 2

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

© The Iowa State Bar Association 2016
IOWADOCS®

# TRUSTEE WARRANTY DEED
## (INTER-VIVOS TRUST)

For the consideration of $12,000.00 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 Victor Boeding and Leann Miller, 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: Lot Eight (8) of Houlihan's Bailey Ford Subdivision A Subdivision of Parcel C of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4), Section Ten (10), and the subdivision of the West 1/4 of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section Eleven (11), all in Township Eighty Eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 1999, Page 4249.

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 on 04/08/2016.

Margaret Earlene Houlihan Revocable Trust dated June 10, 2013

By: _____ (title)

x Margaret Earlene Houlihan
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~~ Arizona, COUNTY OF ~~DELAWARE~~ Maricopa

This record was acknowledged before me on 04/08/2016, by Margaret Earlene Houlihan, as Trustee of the ~~Margaret Earlene Houlihan~~ Revocable Trust dated June 10, 2013.

DANIEL S. ACOSTA
Notary Public - Arizona
Maricopa County
My Comm. Expires Oct 12, 2018

Daniel S. Acosta
Signature of Notary Public

© The Iowa State Bar Association 2016
IowaDocs®