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of May AD 2016
Carla K. Barker, Auditor
By [signature], Deputy

Book 2016 Page 1096

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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)
Roger & Colleen Hicks, 201 W Acers, Manchester, Iowa 52057

Return Document To: (Name and complete address)
Roger & Colleen Hicks, 201 W Acers, Manchester, Iowa 52057

Grantors:
Lois I. Johnson, as Trustee
under the provisions of a Trust Agreement
created by Lois I. Johnson and
dated the 13th of October, 1989

Grantees:
Roger Owen Hicks
Colleen Rose Hicks

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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TRUSTEE WARRANTY DEED
(INTER-VIVOS TRUST)

For the consideration of $1.00 Dollar(s) and other valuable consideration, Lois I. Johnson (Trustee) ~~(Co-Trustees)~~ of the Trust Agreement created by Lois I. Johnson and dated the 13th day of October 1989 does hereby convey to Roger Owen Hicks and Colleen Rose Hicks, 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 1/2 interest in the following described real estate:

The South one hundred ten (110) feet of the East one-half (E 1/2) of Lot Sixteen (16), Henry Acers Addition to Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 1. This deed is exempt according to Iowa Code 428A.2(10).

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 April 27, 2016.

Trust Agreement created by Lois I. Johnson and dated the 13th day of October, 1989

By:_____ (title)

Lois I. Johnson

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 on April 27, 2016, by Lois I. Johnson, as Trustee under the provision of the Trust Agreement created by Lois I. Johnson and dated the 13th day of October, 1989.

NOTARIAL SEAL IOWA
MARY KAY STARKS
COMMISSION NUMBER 773649
MY COMMISSION EXPIRES
June 29, 2018

Signature of Notary Public

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