Book 2016 Page 1228

Document 2016 1228 Type 03 001 Pages 3
Date 5/13/2016 Time 10:40:13AM
Rec Amt $17.00 Aud Amt $5.00
Rev Transfer Tax $837.60
Rev Stamp# 160

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 16th day
of May AD 2016
Cathy Becker Auditor
By [signature] Deputy

Rev Stamps Collected on $22,500=$35.20
Deed Bk 2006 Pg 3187
Rev Stamps Collected on $25,000=$39.20
Deed Bk 2013 Pg 3169
Collected Rev Stamps on Remainder of
Contract $524,000=$837.60

TRUSTEE SPECIAL WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. 108
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
George Davis, 225 First Avenue East, Dyersville, IA 52040, Phone: (563) 875-9112

Taxpayer Information: (Name and complete address)
Larry J. and Karen M. Bell, 2257 320th Avenue, Worthington, Iowa 52078

Return Document To: (Name and complete address)
George Davis, 225 First Avenue East, Dyersville, IA 52040

Grantors:
Larry J. Bell, Trustee
Marian Bell Revocable Trust Agreement

Grantees:
Larry J. Bell
Karen M. Bell

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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TRUSTEE SPECIAL WARRANTY DEED
(Inter Vivos Trust)

For the consideration of Ten ($10.00) Dollar(s) and other valuable consideration, Larry J. Bell (Trustee) ~~(Co-Trustees)~~ of the Marian Bell Revocable Trust Agreement does hereby convey to Larry J. Bell and Karen M. Bell, 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 does hereby covenant with grantees, and successors in interest, to warrant and defend the real estate against the lawful claims of all persons claiming by, through or under grantor, 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 May 6, 2016.

Marian Bell Revocable Trust Agreement Dated April 28, 1994

By:_____ (title)

Larry J. Bell

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 DUBUQUE

This record was acknowledged before me on May 6, 2016, by Larry J. Bell as (Trustee) ~~(Co-Trustee)~~ of the above entitled trust.

GEORGE A. DAVIS
Commission Number 199715
My Commission Expires
December 17, 2016

Signature of Notary Public

CAVEAT: The trustee/grantor should consult with their lawyer concerning the trustee's personal liability arising out of the warranties contained herein.

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Addendum

1. The Southwest Quarter (SW 1/4), and the East one-fourth (E1/4) of the Northwest Quarter (NW1/4), and the West thirteen (13) acres of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE1/4) and the West ten (10) acres of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE 1/4) of Section Twenty One (21), Township Eight Nine (89) North, Range Three (3), West of the Fifth P.M., except Lots 1 and 2 of the SW 1/4 of Section 21, T89N, R3W of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 5 Plats, Page 112

   This deed is given in consummation of the terms of a Real Estate Contract between the parties hereto, dated April 23, 1997, and filed for record on May 5, 1997, in Book 138, L.D., Page 63, which Contract was assigned per an Assignment of Interest in Real Estate Contract to the Marian Bell Revocable Trust Agreement Dated April 28, 1994, dated September 11, 2013, and filed for record on September 12, 2013, in Book 2013, Page 2937. Grantor warrants the title against the claims of all persons whomsoever arising on or before April 23, 1997, and against the lawful claims of alll persons claiming by, through or under this trust since April 23, 1997.

   Exempt from Declaration of Value and Groundwater Hazard Statement per Exemption #1 - deed given in consummation of a previously recorded contract.