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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)
Thomas J. Hanson, 401 East Main Street, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information: (Name and complete address)
Edward Koehn, 1322 F Avenue NW, Cedar Rapids, IA 52405

Return Document To: (Name and complete address)
Edward Koehn, 1322 F Avenue NW, Cedar Rapids, IA 52405

Grantors:
Donald G. Bennett, as Trustee of the Revocable Trust Agreement of Donald G. Bennett and Generose M. Bennett dated February 28, 2013

Grantees:
Edward Koehn

Legal description: See Page 3

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, Donald G. Bennett (Trustee) ~~(Co-Trustees)~~ of the Revocable Trust Agreement of Donald G. Bennett and Generose M. Bennett dated February 28, 2013 does hereby convey to Edward Koehn the following described real estate in Delaware County, Iowa: See attached legal description

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 May 20, 2016.

The Revocable Trust Agreement of Donald G. Bennett and Generose M. Bennett dated February 28, 2013

By: X Donald G. Bennett
Donald G. Bennett (title)

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 May 20, 2016, by Donald G. Bennett as Trustee of the Revocable Trust Agreement of Donald G. Bennett and Generose M. Bennett dated February 28, 2013.

THOMAS J. HANSON
Commission Number 115040
My Commission Expires
September 22, 2016

Signature of Notary Public

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Legal Description
Bennett – Koehn

Parcel No. 1
Parcel B in the Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) of Section Six (6), Township Eighty-nine North (T89N), Range Four West (R4W) of the Fifth Principal Meridian, (formerly City of Oneida), as recorded in Book 7 Plats, Page 133, Delaware County Records.

Parcel No. 2
Starting from a point which is 54 rods North of the center of the public highway, and 20 rods East of the East line of Hoag Avenue, in the Town of Oneida, thence South 230 feet, thence West 230 feet, thence North 230 feet, thence East 230 feet to the point of beginning.