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Carla K. Becker, Auditor
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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)
Steven E. Carr, 117 S. Franklin Street, PO Box 333, Manchester, IA 52057, Phone: (563) 927-4164

Taxpayer Information: (Name and complete address)
Gary J. Engelken and Julie K. Engelken, 19015 171st Avenue, Manchester, IA 52057

Return Document To: (Name and complete address)
Gary J. Engelken and Julie K. Engelken, 19015 171st Avenue, Manchester, IA 52057

Grantors:
Leslie C. Carlson

Grantees:
Gary J. Engelken
Julie K. Engelken

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 $11,000.00 Dollar(s) and other valuable consideration, Leslie C. Carlson (Trustee) ~~(Co-Trustees)~~ of the Leslie C. Carlson Living Trust dated December 14, 2010, and any amendment thereto does hereby convey to Gary J. Engelken and Julie K. Engelken, 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 Nine (9), Block Three (3), except the Southerly sixty eight (68) feet thereof, and Lot Three (3), Block Four (4) of Sunset Beach, a Subdivision of part of Sections Seventeen (17), Eighteen (18) and Twenty (20), Township Eighty Nine (89) North, Range Five (5), West of the Fifth Principal Meridian, according to plat recorded in Book 2 Plats, Page 20, same being part of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of Section Twenty (20) aforesaid; excepting rights of flowage.

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 October 5, 2016.

Leslie C. Carlson Living Trust dated December 14, 2010, and any amendment thereto

By:_____ (title)

Leslie C. Carlson

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 October 5, 2016, by Leslie C. Carlson.

STEVEN E. CARR
Commission Number 713328
My Commission Expires
October 30, 2016

Signature of Notary Public

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