Entered for taxation 18th day
of October AD 2016
Carolyn Bowers, Auditor
By D. Hilliard, Deputy

Book 2016 Page 2854

Document 2016 2854 Type 03 001 Pages 2
Date 10/18/2016 Time 1:53:43PM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $965.60
Rev Stamp# 396 DOV# 393

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

EW
Citizens State Bank
P.O. Box 50
New Vienna IA
52065

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)
Adam J. Moorman, 2184 160th Street, Manchester, IA 52057

Return Document To: (Name and complete address)
Adam J. Moorman, 2184 160th Street, Manchester, IA 52057

Grantors:
Virginia L. Von Talge Charitable
Remainder Annuity Trust

Grantees:
Adam J. Moorman

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, Virginia L. Von Talge (Trustee) ~~(Co-Trustees)~~ of the Virginia ~~Virginia~~ L. Von Talge Charitable Remainder Annuity Trust does hereby convey to Adam J. Moorman the following described real estate in Delaware County, Iowa: An undivided 80% interest in and to the following described real estate: The South one-half (S1/2) of the Northeast Quarter (NE1/4) of Section Fourteen (14), Township Eighy Nine (89) North, Range Five (5), West of the Fifth P.M., except Parcel A in the SE 1/4 - NE 1/4 Section 14-T89N-R5W Delaware County, Iowa, according to plat recorded in Book 2011, Page 1225.

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 8, 2016.

By: Virginia L. Von Talge Trustee
Virginia L. Von Talge (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 October 8, 2016 by Virginia L. Von Talge, Trustee of The Virginia L. Von Talge Charitable Remainder Annuity Trust.

MARVIN W WATERHOUSE
Notarial Seal - Iowa
Commission # 406854
My Commission Expires 5-12-2018

Marvin W. Waterhouse
Signature of Notary Public

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