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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)
Todd A. Bartels and Barbara S. Shaffer, 115 N Madison Street, Manchester, IA 52057

**Return Document To:** (Name and complete address)
Todd A. Bartels and Barbara S. Shaffer, 115 N Madison Street, Manchester, IA 52057

**Grantors:**
George M. Knipp and Mary M. Knipp
Revocable Inter Vivos Trust

**Grantees:**
Todd A. Bartels
Barbara S. Shaffer

**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 $50,000.00 Dollar(s) and other valuable consideration, Mary M. Knipp as (Trustee) ~~(Co-Trustees)~~ of the George M. Knipp and Mary M. Knipp Revocable Inter Vivos Trust does hereby convey to Todd A. Bartels and Barbara S. Shaffer, as joint tenants with full rights of survivorship, and not as tenants in common the following described real estate in Delaware County, Iowa: The North Sixty Four (64.0) Feet Of Lot Ninety Six (96), Manchester, Iowa, According To Plat Recorded In Book I L.D., Page 284.

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 24, 2016.

By: Mary M Knipp trustee
Mary M. Knipp(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 24, 2016, by Mary M. Knipp as Trustee of the George M. Knipp and Mary M. Knipp Revocable Inter Vivos Trust.

Brian D. Francois
Signature of Notary Public

BRIAN D. FRANCOIS
Commission Number 733917
My Comm. Exp. 3-8-19

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