Entered for taxation 8th day
of November A D 2016
Clark Schindler, Auditor
By P. Hildebrand, Deputy

Recorded: 11/8/2016 at 10:03:18.0 AM
Fee Amount: $22.00
Revenue Tax: $160.80
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2016 PG: 3103
Rev Stamp #428 Dov# 422

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)
Briana J. Althoff, 239 Bailey Drive, Manchester, IA 52057

Return Document To: (Name and complete address)
Briana J. Althoff, 239 Bailey Drive, Manchester, IA 52057

Grantors:
Audrey A. Hale

Grantees:
Briana J. Althoff

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 $101,000.00 Dollar(s) and other valuable consideration, Audrey A. Hale (Trustee) ~~(Co-Trustees)~~ of the Neola J. Hansel Revocable Trust U/A dated July 1, 2008 does hereby convey to Briana J. Althoff the following described real estate in Delaware County, Iowa: See 1 in Addendum

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 11-4-16.

Neola J. Hansel Revocable Trust U/A dated July 1, 2008

By: _____ (title)

Audrey A. Hale
Audrey A. Hale

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 Nov. 4, 2016, by Audrey A. Hale

TERESA TURNIS
Commission Number 723636
My Comm. Exp. 7-25-18

Teresa Turnis
Signature of Notary Public

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Addendum

1. That part of the Southwest Quarter (SW¼) of the Northwest Quarter (NW¼) of Section Thirty-Three (33), Township Eighty-Nine North (T89N), Range Five West (R5W) of the Fifth P.M., Delaware County, Iowa, described as commencing at a point on the centerline of the Southeast Access Road (now Bailey Drive) in the City of Manchester, Iowa, that is 500.0 feet (measured along the centerline of said Bailey Drive) Northwesterly from the intersection of the centerline of said Bailey Drive and the South line of the Southwest Quarter (SW¼) of the Northwest Quarter (NW¼) of said Section Thirty-Three (33), said point being the point of beginning, thence West 200.0 feet, thence North 82°-16' East 196.6 feet, thence South 11°-00' East 27.0 feet along the centerline of Bailey Drive to the point of beginning, excepting therefrom said road. Also that part of the Southwest Quarter (SW¼) of the Northwest Quarter (NW¼) of Section Thirty Three (33), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., described as commencing at a point on the centerline of the road known as Bailey Drive in the City of Manchester, Iowa, that is four hundred (400.0) feet (measured along the centerline of said road) Northwesterly from the intersection of the centerline of said Bailey Drive with the South line of said Southwest Quarter (SW¼) of the Northwest Quarter (NW¼) of said Section Thirty Three (33), and running thence Northwesterly along the centerline of said road one hundred (100.0) feet, thence West two hundred (200.0) feet, thence Southeasterly parallel with the centerline of said road one hundred (100.0) feet to a point two hundred (200.0) feet West of the point of beginning, thence East to point of beginning, excepting therefrom said road. And further excepting that part of the Southwest Quarter (SW¼) of the Northwest Quarter (NW¼) of Section Thirty-Three (33), Township Eighty-Nine North (T89N), Range Five West (R5W) of the Fifth P.M., Delaware County, Iowa, described as commencing at a point on the centerline of the Southeast Access Road (now Bailey Drive) in the City of Manchester, Iowa that is 400.0 feet (measured along the centerline of said Bailey Drive) Northwesterly from the intersection of the centerline of said Bailey Drive and the South line of the Southwest Quarter (SW¼) of the Northwest Quarter (NW¼) of said Section Thirty-Three (33), said point being the point of beginning, thence West 200.0 feet, thence North 82°-16' East 196.6 feet, thence South 11°-00' East 27.0 feet along the centerline of Bailey Drive to the point of beginning.