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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 10th day
of November AD 2016
Auditor
By Deputy

TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. 107
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
E. Michael Carr, 117 S. Franklin Street, PO Box 333, Manchester, IA 52057, Phone: (563) 927-4164

Taxpayer Information: (Name and complete address)
Gary L. Schnieders and Mary Chris O'Brien Schnieders, 21807 182nd Avenue, Manchester, IA 52057

Return Document To: (Name and complete address)
Gary L. Schnieders and Mary Chris O'Brien Schnieders, 21807 182nd Avenue, Manchester, IA 52057

Grantors:
Audrey A. Hale

Grantees:
Gary L. Schnieders
Mary Chris O'Brien Schnieders

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 $328,000.00 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 Gary L. Schnieders and Mary Chris O'Brien Schnieders, 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: 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 November 10, 2016.

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 November 10, 2016, by Audrey A. Hale.

Cindy J. Blumer
Signature of Notary Public

CINDY J. BLUMER
Commission Number 724988
My Commission Expires
October 13, 2018

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Addendum

1. The North five (5) acres of the East one-half (E½) of the Southwest Quarter (SW¼) of the Southwest Quarter (SW¼), and commencing one (1) chain and seventy one (71) links West of the Southeast corner of the Northwest Quarter (NW¼) of the Southwest Quarter (SW¼) and running thence West six (6) chains and forty five (45) links, thence North 15½° East three (3) chains and thirty one (31) links, thence South 60½° East six (6) chains and forty one (41) links to the point of beginning, all in Section Thirty Three (33), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., except the East Thirty-three (33.0) feet thereof