Ex Citizens State Bank
P.O. Box 517
Monticello IA 52310

Entered for taxation 18 day
of November AD 2016
Carla K Becker Auditor
By A Lave Deputy

Book 2016 Page 3218

Document 2016 3218 Type 03 001 Pages 2
Date 11/17/2016 Time 2:35:44PM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $216.00
Rev Stamp# 444 DOV# 439

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)
Justin Vorwald, 132 South Main Street, P.O. Box 306, Elkader, IA 52043, Phone: (563) 245-1722

Taxpayer Information: (Name and complete address)
Ms. Sara J. Friedmann, 304 S. Bell Street, Edgewood, IA 52042

Return Document To: (Name and complete address)
Ms. Sara J. Friedmann, 304 S. Bell Street, Edgewood, IA 52042

Grantors:
Marvin and Lois Schulte Revocable Trust, dated October 25, 1991

Grantees:
Sara J. Friedmann

Legal description: See Page 2

Document or instrument number of previously recorded documents:

© The Iowa State Bar Association 2016
IOWADOCS®

TRUSTEE WARRANTY DEED
(INTER-VIVOS TRUST)

For the consideration of one and no/100 Dollar(s) and other valuable consideration, Lois J. Schulte (Trustee) ~~(Co-Trustees)~~ of the Marvin and Lois Schulte Revocable Trust, dated October 25, 1991 does hereby convey to Sara J. Friedmann, single the following described real estate in Delaware County, Iowa: Lot Four (4) of Compton's Addition to Edgewood, Iowa, according to the plat recorded in Book 2 Plats, Pages 97-97 1/2; same being a part of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section Two (2), Township Ninety (90) North, Range Five (5), West of the Fifth Principal Meridian.

***SW 1/4 of the

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 12, 2016.

Marvin and Lois Schulte Revocable Trust, dated October 25, 1991

By: _____ (title)

Lois J. Schulte, as surviving trustee

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 12, 2016, by Lois J. Schulte, as surviving trustee.

JUSTIN VORWALD
Commission Number 764739
My Commission Expires
9-22-19

Signature of Notary Public

© The Iowa State Bar Association 2016
IowaDocs®