Entered for taxation 16th day
of December A D 2016
Auditor
By Deputy

Book 2016 Page 3469

Document 2016 3469 Type 03 001 Pages 2
Date 12/16/2016 Time 2:37:11PM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $2,380.00
Rev Stamp# 476 DOV# 471

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)
E. Michael Carr, 117 S. Franklin Street, PO Box 333, Manchester, IA 52057, Phone: (563) 927-4164

Taxpayer Information: (Name and complete address)
Daniel & Michelle Zumbach, 2618 140th Avenue, Ryan, Iowa 52330

Return Document To: (Name and complete address)
E. Michael Carr, 117 S. Franklin Street, PO Box 333, Manchester, IA 52057

Grantors:
Ray E. Wickman Family Trust

Grantees:
Daniel E. Zumbach
Michelle A. Zumbach

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 one million four hundred eighty eight thousand and 00/100 Dollar(s) and other valuable consideration, Thomas A. Wickman (Trustee) ~~(Co-Trustees)~~ of the Ray E. Wickman Family Trust does hereby convey to Daniel E. Zumbach and Michelle A. Zumbach, 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: The Southwest Quarter (SW¼) of Section Thirty Three (33), Township Eighty Eight (88) North, Range Six (6), West of the Fifth P.M.

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 12/5/16.

Ray E. Wickman Family Trust

By: Trustee
(title)

Thomas A Wickman
Thomas A. Wickman

By: _____
(title)

As (Trustee) ~~(Co-Trustee)~~ of
The above entitled trust

_____

As (Trustee) ~~(Co-Trustee)~~ of
The above entitled trust

STATE OF ILLINOIS, COUNTY OF Woodford

This record was acknowledged before me on December 5, 2016, by Thomas A. Wickman WOODFORD.

OFFICIAL SEAL
AMY L. KUPFERSCHMID
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 5-31-2017

Amy L. Kupferschmid
Signature of Notary Public

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