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Rec Amt $17.80* Aud Amt $5.00
Rev Transfer Tax $25.60
Rev Stamp# 22 DOV# 21

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 23rd day
of January AD 2017
Carla K. Becker, Auditor
By P. Hildebrand, Deputy

TRUSTEE WARRANTY DEED

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

Preparer Information: (Name, address and phone number)
Lloyd E. Keith, 1313 N. Court Street, Ottumwa, IA 52501, Phone: (641) 682-4377

Taxpayer Information: (Name and complete address)
Ben T. Cole and Breann R. Cole, 4921 Willowbend Rd. NE, Cedar Rapids, IA 52411

Return Document To: (Name and complete address)
Lloyd E. Keith, 1313 N. Court Street, Ottumwa, IA 52501

Grantors:
LaRue J. Keith Trust

Grantees:
Ben T. Cole
Breann R. Cole

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 Dollar(s) and other valuable consideration, Kathryn L. Gray, Leslie A. Keith, Lloyd E. Keith, Sylvia J. Kreamalmyer, and William M. Keith, Jr. ~~(Trustee)~~ (Co-Trustees) of the LaRue J. Keith Trust does hereby convey to Ben T. Cole and Breann R. Cole, husband and wife, as joint tenants with full right of survivorship the following described real estate in Delaware County, Iowa: Lot Eight (8) of Keith's Second Subdivision A Subdivision of part of the SW 1/4 of the SE 1/4 and Part of the SW 1/4 Section 30, T88N, R4W of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2008, Page 2601.

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 11-24-2016.

LaRue J. Keith Trust

By: _____
Lloyd E. Keith(title)

By: _____
William M. Keith, Jr.

By: _____
Sylvia J. Kreamalmyer(title)

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

_____
Kathryn L. Gray

_____
Leslie A. Keith
As ~~(Trustee)~~ (Co-Trustee) of
The above entitled trust

STATE OF IOWA, COUNTY OF WAPELLO

This record was acknowledged before me on 11-24-2016, by Kathryn L. Gray and Leslie A. Keith.

COLLEEN FREDRICKSON
Commission Number 106788
My Commission Expires
August 29, 2017

_____
Signature of Notary Public

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STATE OF IOWA, COUNTY OF WAPELLO

This record was acknowledged before me on Nov. 24, 2014, by Lloyd E. Keith and William M. Keith, Jr.

Colleen Fredrickson
Signature of Notary Public

COLLEEN FREDRICKSON
Commission Number 106788
My Commission Expires
August 29, 2017

STATE OF IOWA, COUNTY OF Des Moines

This record was acknowledged before me on 12/1/14, by Sylvia J. Kreamalmyer.

Melinda Spiker
Signature of Notary Public

MELINDA SPIKER
Commission Number 188950
My Commission Expires
2-24-18

Acknowledgement for Corporate Trustee

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____,

as _____,

of _____.

As (Trustee) (Co-Trustee) of the above entitled trust.

_____
Signature of Notary Public

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____,

as _____,

of _____.

As (Trustee) (Co-Trustee) of the above entitled trust.

_____
Signature of Notary Public