Linda Schmitt
750 Ridgewood Dr.
Manchester, IA 52057

Entered for taxation 16th day
of February AD 2017
Carla K. Bachus, Auditor
By P. Hildebrand Deputy

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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)
Brian J. Helling, 321 N. 3rd Street, Burlington, IA 52601, Phone: (319) 754-6587

Taxpayer Information: (Name and complete address)
Linda Schmitt, 750 Ridgewood Drive, Manchester, IA 52057

Return Document To: (Name and complete address)
Linda Schmitt, 750 Ridgewood Drive, Manchester, IA 52057

Grantors:
Larry W. Matteson and Mary L. Matteson Revocable Trust

Grantees:
Linda Schmitt

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, Larry W. Matteson and Mary L. Matteson ~~(Trustee)~~ (Co-Trustees) of the Larry W. Matteson and Mary L. Matteson Revocable Trust does hereby convey to Linda Schmitt 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 February 14, 2017

Larry W. Matteson and Mary L. Matteson Revocable Trust

By: _____ (title)

Larry W. Matteson

By: _____ (title)

Mary L. Matteson

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

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

STATE OF IOWA, COUNTY OF DES MOINES

This record was acknowledged before me on February 14, 2017 by Larry W. Matteson and Mary L. Matteson, Trustees of the Larry W. Matteson and Mary L. Matteson Revocable Trust.

BRIAN J. HELLING
Commission Number 152731
My Commission Expires
January 17, 2022

Signature of Notary Public

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Addendum

1. That part of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of Section Twenty Nine (29), Township Eight Nine (89) North, Range Five (5), West of the Fifth P.M., and of Lots Ten (10) and Sixteen (16) of Railroad Addition to Manchester, Iowa, described as commencing at a point one hundred fifty (150.0) feet North of the Southwest corner of Lot Twenty Seven (27) of Burrington's Addition to Manchester, Iowa, and running thence North along the West line of Lots Twenty Eight (28) and Twenty Nine (29) of said Burrington's Addition a distance of one hundred fifty (150.0) feet, thence West nineteen (19) rods, thence South to the North line of Lot Sixteen (16) of said Railroad Addition, thence West to the Northwest corner of said Lot Sixteen (16), thence South along the West line of said Lot Sixteen (16), to a point directly West of point of beginning, thence East to the point of beginning, except any part thereof conveyed by Quit Claim Deed recorded in Book 35, T.L.D., Page 132.