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Carla K. Becker, Auditor
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Book 2017 Page 637

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

Taxpayer Information: (Name and complete address)
Shelia D. Smith, 1635 200th Avenue, Manchester, IA 52057

Return Document To: (Name and complete address)
Shelia D. Smith, 1635 200th Avenue, Manchester, IA 52057

Grantors:
Shelia D. Smith

Grantees:
Shelia D. Smith

Legal description: See Page 4

Document or instrument number of previously recorded documents:

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TRUSTEE WARRANTY DEED
(INTER-VIVOS TRUST)

For the consideration of $1.00 Dollar(s) and other valuable consideration, Shelia D. Smith (Trustee) ~~(Co-Trustees)~~ of the Eric S. Smith Revocable Trust dated 11/23/2012 does hereby convey to Shelia D. Smith 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 March 3, 2017.

Shelia D Smith

Shelia D. Smith
As (Trustee) ~~(Co-Trustee)~~ of
the above-entitled trust

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

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STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on March 3, 2017, by Shelia D. Smith.

Dacia Winston

Signature of Notary Public

DACIA WINSTON
Commission Number 792932
My Commission Expires
October 29, 2018

STATE OF _____, COUNTY OF _____

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

_____

Signature of Notary Public

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

Addendum

1. Parcel H, Part of the SE¼-NE¼; Parcel J, Part of the SE¼-NE¼ all in Sec. 3, T89N, R5W of the Fifth P.M., Delaware County, Iowa according to plat recorded in Book 2011, Page 4041
AND
Lots One (1) and Four (4) of the Subdivision of the Southeast Quarter (SE¼) of the Northeast Quarter (NE¼) of Section Three (3), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., subject to highways and easements of record, except the East one hundred seventy one (171) feet of the South three hundred thirty two (332) feet three (3) inches of Lot One (1) of the Subdivision of the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of Section Three (3), Township Eighty Nine (89) North, Range Five (5), West of the 5th P.M.; except Parcel E, Part of the SE¼ - NE¼; Sec. 3, T89N, R5W of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2011, Page 4041
AND
Parcel E Part of Lot One (1) of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4), Section Three (3), Township Eighty-Nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa according to plat recorded in Book 2000, Page 312
AND
The Southeast Quarter (SE¼) of the Northwest Quarter (NW¼), the Southwest Quarter (SW¼) of the Northeast Quarter (NE¼), the Northwest Quarter (NW¼) of the Southeast Quarter (SE¼) and the East one-half (E½) of the Northeast Quarter (NE¼) of the Southwest Quarter (SW¼), all in Section Fourteen (14), Township Ninety (90) North, Range Six (6), West of the Fifth P.M., except that part included in Parcel "A" Consisting Of Part Of The Southwest Quarter Of The Northwest Quarter (SW¼-NW¼), Part Of The Southeast Quarter Of The Northwest Quarter (SE¼-NW¼) And Part Of The Southwest Quarter Of The Northeast Quarter (SW¼-NE¼); All In Section 14, Township 90 North, Range 6 West Of The Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 7 Plats, Page 176.

This deed is exempt according to Iowa Code 428A.2(21).