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Carla K. Becker, Auditor
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Book 2017 Page 843

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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)
Thomas J. Hanson, 401 East Main Street, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information: (Name and complete address)
Steven A. and Penny L. Holtz, 2046 221st Street, Manchester, IA 52057

Return Document To: (Name and complete address)
Steven A. and Penny L. Holtz, 2046 221st Street, Manchester, IA 52057

Grantors:
Sara W. Bennett as Trustee of the
Bennett Family Trust under the
Bennett Revocable Trust dated
June 30, 2006

Grantees:
Steven A. Holtz
Penny J. Holtz

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 $1.00 Dollar(s) and other valuable consideration, Sara W. Bennett as (Trustee) (~~Co-Trustees~~) of the Bennett Family Trust under the Bennett Revocable Trust dated June 30, 2006 does hereby convey to Steven A. Holtz and Penny L. Holtz, 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: 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 March 13, 2017.

By: _____ _____
(title)

By: Sara W. Bennett, Trus. _____
Sara W. Bennett(title)

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

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

STATE OF Arizona, COUNTY OF Maricopa

This record was acknowledged before me on March 13, 2017, by Sara W. Bennett as Trustee of the Bennett Family Trust under the Bennett Revocable Trust dated June 30, 2006.

APRIL FRANZ
Notary Public - Arizona
Maricopa County
My Comm. Expires Nov 11, 2020

April Franz
Signature of Notary Public

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Addendum

1. Lot One (1) of Holtz - Bennett Subdivision A Subdivision Of Part Of The SE¼-SW¼ of Section 3, T88N, R5W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2017, Page 403.

   Title is conveyed subject to an Easement for ingress and egress over and across the premises so as to provide access to adjoining farmland and building site retained by the Grantors. Said easement shall be a permanent easement that runs with the land for the benefit of the Grantor, the Grantors' heirs, successors and assigns.