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

Taxpayer Information: (Name and complete address)
William D. Westrate and Shela A. Westrate Revocable Trust, 3099 Lymans Run, Sun Prairie, WI 53590

Return Document To: (Name and complete address)
William D. Westrate and Shela A. Westrate Revocable Trust, 3099 Lymans Run, Sun Prairie, WI 53590

Grantors:
David L. Pilgrim, Trustee
David L. Pilgrim Revocable Living Trust

Grantees:
William B. Westrate
Shela A. Westrate

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 $25,500.00 Dollar(s) and other valuable consideration, David L. Pilgrim (Trustee) ~~(Co-Trustees)~~ of the David L. Pilgrim Revocable Living Trust does hereby convey to William B. Westrate and Shela A. Westrate Revocable Trust the following described real estate in Delaware County, Iowa: That part of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section Thirty Three (33), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., and/or A. Loves Addition to Manchester, Iowa, described as commencing at the Northeast corner of Lot Sixteen (16) of said A. Loves Addition and running thence East sixty six (66.0) feet, thence South one hundred fifteen (115.0) feet, thence West sixty six (66.0) feet, thence North one hundred fifteen (115.0) feet to the point of beginning; also a strip of land ten (10) feet in width adjoining the above described real estate and being a part of a vacated alley in A. Love's Addition to Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 19

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 6/21/17.

David L. Pilgrim
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 June 21, 17 by David L. Pilgrim as Trustee of the David L. Pilgrim Revocable Living Trust.

Patricia Coleman

Signature of Notary Public

PATRICIA COLEMAN
Commission Number 719121
My Comm. Exp. 10/18/17

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