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Carla K. Becker Auditor
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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

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

Taxpayer Information:
Steven A. Broghammer and Jenny M. Broghammer, 112 West Union Street, Manchester, IA 52057

Return Address
Steven A. Broghammer and Jenny M. Broghammer, 112 West Union Street, Manchester, IA 52057

Grantors:
Daniel A. Schulte, as Trustee of the Daniel A. Schulte Trust Agreement executed March 22, 2011 as may be amended; and Ann L. Schulte, as Trustee of the Ann L. Schulte Trust Agreement executed March 22, 2011 as may be amended.

Grantees:
Steven A. Broghammer
Jenny M. Broghammer

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of $35,000.00 Dollar(s) and other valuable consideration, Daniel A. Schulte as Trustee, of the Daniel A. Schulte Trust Agreement executed March 22, 2011 as may be amended; and Ann L. Schulte as Trustee, of the Ann L. Schulte Trust Agreement executed March 22, 2011 as may be amended do hereby convey to Steven A. Broghammer and Jenny M. Broghammer, 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:

> Lot Six (6) of Prairie Hill Estates, a Subdivision of Parcel C and E in the Southwest Quarter of Section 18 and Parcel C in the Northwest Quarter of Section 19, Township 89 North, Range 5, West of the 5th P.M., according to plat recorded in Book 1999, Page 1731 of the records of the Delaware County Recorder.

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: July 11 2017.

By: _____
Daniel A. Schulte – Trustee
of the above entitled trust

By: _____
Ann L. Schulte – Trustee of the
of the above entitled trust

STATE OF IOWA, COUNTY OF DELAWARE:

This record was acknowledged before me this 11 day of July, 2017 by Daniel A. Schulte as Trustee of the Daniel A. Schulte Trust Agreement executed 3/22/2011.



Signature of Notary Public

STATE OF IOWA, COUNTY OF DELAWARE:

This record was acknowledged before me this 11 day of July, 2017 by Ann L. Schulte as Trustee of the Ann L. Schulte Trust Agreement executed 3/22/2011.



Signature of Notary Public