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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)
Bruce A. Helle and Gail S. Helle, 1838 180th Street, Manchester, IA 52057

**Return Document To:** (Name and complete address)
Bruce A. Helle and Gail S. Helle, 1838 180th Street, Manchester, IA 52057

**Grantors:**
R. Marie German AKA R. Marie Bishop
Ruth M. Chapman

**Grantees:**
Bruce A. Helle
Gail S. Helle

**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 $30,630.00 Dollar(s) and other valuable consideration, R. Marie German and Ruth M. Chapman ~~(Trustee)~~ (Co-Trustees) of the Huberta Olive Irrevocable Trust dated October 25, 2000 does hereby convey to Bruce A. Helle and Gail S. Helle, 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: Parcel 2017-42 in the W ½ of NE ¼ of Section 11-T89N-R6W Delaware County, Iowa, according to plat recorded in Book 2017, Page 1564.

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 August 2, 2017.

R. Marie Bishop

R. Marie German AKA R. Marie Bishop
As ~~(Trustee)~~ (Co-Trustee) of
the above-entitled trust

Ruth M. Chapman

Ruth M. Chapman
As ~~(Trustee)~~ (Co-Trustee) of
the above-entitled trust

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## Acknowledgment for Individual Trustee

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on August 2, 2017, by R. Marie German AKA R. Marie Bishop.

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

Signature of Notary Public

JANE E HANSON
Commission Number 791553
My Commission Expires
August 12, 2018

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on August 2, 2017, by Ruth M. Chapman.

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

Signature of Notary Public

JANE E HANSON
Commission Number 791553
My Commission Expires
August 12, 2018

## Acknowledgment 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