Recorded: 8/30/2017 at 4:06:34.0 PM
Fee Amount: $22.00
Revenue Tax: $367.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2017 PG: 2385
Rev Stamp# 342 DOV# 350

Entered for taxation 1st day
of September A D 2017
Craig H. Becker, Auditor
By D. Hilderand, Deputy

TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. 107
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Michael A. Bowman, 114 S. Cedar St., Monticello, IA 52310, Phone: (319) 465-5448

Taxpayer Information: (Name and complete address)
David Plank, 2646 - 315th St., Hopkinton, IA 52237

Return Document To: (Name and complete address)
David Plank, 2646 - 315th St., Hopkinton, IA 52237

Grantors:
James L. Simoens and Sandra M.
Revocable Trust

Grantees:
David P. Plank
Lydia P. Miller

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 One and no/100------- Dollar(s) and other valuable consideration, James L. Simoens and Sandra M. Simoens ~~(Trustee)~~ (Co-Trustees) of the James L. Simoens and Sandra M. Simoens Revocable Trust dated December 14, 2005 does hereby convey to David P. Plank and Lydia P. Miller, as joint tenants with full rights of survivorship and not as tenants in common the following described real estate in Delaware County, Iowa:

Parcel F Part Of Lot 2 Of The Northeast Quarter (NE 1/4) Of The Southwest Quarter (SW 1/4) Section Twenty-Three (23), Township Eighty-Seven North (T87N), Range Four West (R4W) Of The Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2001, Page 1336

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 28, 2017.

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

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

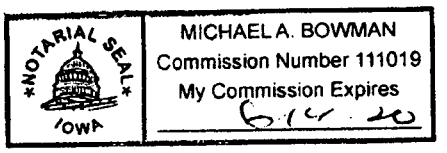
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Acknowledgment for Individual Trustee

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on August 28 2017, by James L. Simoens and Sandra M. Simoens.

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

Signature of Notary Public

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