Env Merlyn + Darlene Boge
110 N. Church St.
Bradley, IA 52050

Entered for taxation 1st day
of September AD 2017
Colah. Zaehler, Auditor
By P. Hilderand Deputy

Book 2017 Page 2389

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

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

Taxpayer Information:
Merlyn & Darlene Boge, 835 E Fayette Street, Manchester, Iowa 52057

Return Address
Merlyn & Darlene Boge, 835 E Fayette Street, Manchester, Iowa 52057

Grantors:
Sauer Family Revocable Living Trust

Grantees:
Merlyn A. Boge and Darlene A. Boge

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of $165,000.00 Dollar(s) and other valuable consideration, Nyle E. Sauer, Trustee of Sauer Family Revocable Living Trust does hereby convey to Merlyn A. Boge and Darlene A. Boge, 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 2013-14 in Lot 6 of Iowa Land Company's Addition to Manchester, located in the SW 1/4-SW 1/4, Section 28-T89N-R5W City of Manchester, Delaware County, Iowa according to plat recorded in Book 2013, Page 1388.

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 31, 2017.

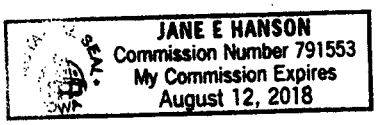
Nyle E. Sauer, Trustee

Nyle E. Sauer, Trustee
As Trustee of the above-entitled trust

ACKNOWLEDGMENT FOR INDIVIDUAL TRUSTEE

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on August 31, 2017, by Nyle E. Sauer, trustee of Sauer Family Revocable Living Trust. As Trustee of the above-entitled trust.



Signature of Notary Public