Book 2017 Page 2540

Document 2017 2540 Type 03 001 Pages 4
Date 9/14/2017 Time 9:58:26AM
Rec Amt $22.00 Aud Amt $10.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 15th day
of September AD 2017
Carla K. Becker, Auditor
By [illegible] Deputy

# TRUSTEE WARRANTY DEED

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

**Preparer Information:** (Name, address and phone number)
W. Wayne Saur, Saur and Saur, 120 East Charles Street, Oelwein, IA 50662, Phone: (319) 283-1212

**Taxpayer Information:** (Name and complete address)
Robert McDowell, 20788 - 262nd Street, Delhi, IA 52223

**Return Document To:** (Name and complete address)
W. Wayne Saur, Saur and Saur, 120 East Charles Street, Oelwein, IA 50662

**Grantors:**
Robert W. McDowell as Trustee of the Linda I. McDowell Family Trust created under the Linda I. McDowell Revocable Trust dated June 12, 2007

**Grantees:**
Robert W. McDowell as Trustee of the Robert W. McDowell Revocable Trust dated June 12, 2007

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**

Book 2007 Page 2603; Book 2010 Page 103; Book 2010 Page 102

© The Iowa State Bar Association 2017
IOWADOCS®

# TRUSTEE WARRANTY DEED
## (INTER-VIVOS TRUST)

For the consideration of One Dollar(s) and other valuable consideration, Robert W. McDowell as (Trustee) ~~(Co-Trustees)~~ of the Linda I. McDowell Family Trust Trust created under the Linda I. McDowell Revocable Trust dated June 12, 2007 does hereby convey to Robert W. McDowell as Trustee of the Robert W. McDowell Revocable Trust dated June 12, 2007 the following described real estate in Delaware County, Iowa: An undivided one-half interest in the real estate legally described on attached Exhibit "A".

This deed is exempt according to Iowa Code 428A.2(21).

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 9-5-17.

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

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

© The Iowa State Bar Association 2017
IowaDocs®

## Acknowledgment for Individual Trustee

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on _____, by Robert W. McDowell as Trustee of the Linda I. McDowell Family Trust created under the Linda I. Revocable Trust dated June 12, 2007.

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

W. Wayne Saur
Signature of Notary Public

NOTARIAL SEAL IOWA
W. WAYNE SAUR
COMMISSION NO. 133241
MY COMMISSION EXPIRES
04-05-18

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

EXHIBIT "A"

## McDowell Legal Descriptions

Lots One (1), Two (2), Three (3) and Six (6); and Lots Four (4) and Five (5), except the South Two Hundred Sixty-five (265) feet thereof, of Logan's Fourth Subdivision, Delaware County, Iowa, excepting therefrom the North 33 feet of Lots Four (4), Five (5) and Six (6) of Logan's Fourth Subdivision, all being a part of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section Fifteen (15), Township Eighty-Eight (88) North, Range Five (5), West of the Fifth P.M., Delaware County, Iowa

AND

A piece of land one (1) foot wide, commencing at a point One (1) foot South of the Southwest corner of said Lot Three (3) of Logan's Fourth Subdivision, thence East Two Hundred Sixty-one and one-half (261 ½) feet, thence North One (1) foot, thence West Two Hundred Sixty-one and one-half (261 ½) feet, thence South One (1) foot to point of beginning

AND

Commencing at a point on the Southerly extension of the West line of Lot Three (3) Logan's Fourth Subdivision of part of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section Fifteen (15), Township Eighty-eight (88) North, Range Five (5), West of the Fifth Principal Meridian, which point is One (1) foot South of the Southwest corner of said Lot Three (3), thence South on said extended line of said Lot Three (3) a distance of One Hundred Twenty (120) feet, thence East on a line which is parallel with the South line of said Lot Three (3) and with the South lines of Lot Four (4) and Five (5) of said Subdivision, a distance of Three Hundred Sixty (360) feet, thence North on the extended East line of Lot Five (5) of said Subdivision a distance of Three Hundred Eighty-six (386) feet to a point on the East line of said Lot Five (5) which is Two Hundred Sixty-five (265) feet North of the Southeast corner of said Lot Five (5), thence West on a line which is parallel with the South line of said Lot Five (5) a distance of Ninety-eight and one-half (98 ½) feet, thence South on a line parallel with the West line of Lot Four (4) of said Subdivision a distance of Two Hundred Sixty-six (266) feet, thence West a distance of Two Hundred Sixty-one and one-half (261 ½) feet to point of beginning

AND

That part of the East One-half (E ½) of Section Twelve (12), Township Eighty Seven (87) North, Range Six (6), West of the Fifth P.M. described as commencing at the East Quarter corner of said Section Twelve (12), thence North two hundred eighty two and two-tenths (282.2) feet along the East line of said Section Twelve (12), thence West two hundred seventy eight (278) feet, thence South seven hundred thirty six and two-tenths (736.2) feet, thence East two hundred seventy eight (278) feet to the East line of said Section Twelve (12), thence North four hundred fifty four (454) feet to the point of beginning, except that part conveyed to the State of Iowa by Warranty Deed recorded in Book 95, L.D., Page 111

AND

Lot Forty Five (45) of Clair-View Acres at Delhi, Iowa in Sections Twenty-three (23) and Twenty-six (26) Milo Township, Delaware County, Iowa according to Plat thereof recorded in Book 2 Plats, Page 200 and all lake frontage running to the water front and then at right angles to the middle of Lake Delhi pursuant to the Quit Claim Deed from Lake Delhi Recreation Association, Inc. dated April 30, 2000 and filed May 3, 2000 in Book 2000 Page 1369 per plat recorded in Book 2000 Page 1312

AND

The West one and one-half (1 ½) feet of Lot 4 of Logan's Fourth Subdivision, Delaware County, Iowa