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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 3rd day
of October AD 2017
Carla K. Becker Auditor
By D. Hildebrand Deputy

TRUSTEE WARRANTY DEED

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

Preparer Information: (Name, address and phone number)
Matthew G. McQuillen, 301 E. Main St., PO Box 228, Anamosa, IA 52205, Phone: (319) 462-3577

Taxpayer Information: (Name and complete address)
Mark A. and Diane R. Sands, 2480 230th Avenue, Delhi IA 52223

Return Document To: (Name and complete address)
Mark A. and Diane R. Sands, 2480 230th Avenue, Delhi IA 52223

Grantors:
John E. and Lela B. Sands Revocable Trust

Grantees:
Mark A. Sands
Diane Sands
a/k/a Diane R. Sands

Legal description: See Page 4

Document or instrument number of previously recorded documents:

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TRUSTEE WARRANTY DEED
(INTER-VIVOS TRUST)

For the consideration of One Dollar(s) and other valuable consideration, Mark A. Sands (Trustee) ~~(Co-Trustees)~~ of the John E. and Lela B. Sands Revocable Trust dated March 19, 2002 does hereby convey to Mark A. Sands and Diane Sands,** 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: See Exhibit A attached for legal description.

This Warranty Deed is given in fulfillment of a certain Real Estate Contract between the parties hereto dated July 11, 2014, filed for record July 11, 2014, and recorded as Instrument No. 2014-1657 of the records of the Delaware County, Iowa, Recorder. This transfer is exempt from Declaration of Value and Groundwater Hazard Statement reporting as a deed in fulfillment of an installment contract. Notwithstanding any express or implied warranties contained herein, Grantors make no express or implied warranties as to the title subsequent to the date of the above contract.

(The John E. and Lela B. Sands Revocable Trust is one and the same as the John and Lela Sands Revocable Trust dated March 19, 2002)

a/k/a

** Diane R. Sands

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 09-29-17.

mark a. sands

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

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 9-29-17, by Mark A. Sands.
As (Trustee) ~~(Co-Trustee)~~ of the above entitled trust.

Signature of Notary Public

NOTARIAL SEAL IOWA
KEITH A. KRAMER
Commission Number 121093
My Commission Expires
02-19-19

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

That part of the East one-half (E½) of the Southwest Quarter (SW¼) of Section Seventeen (17), Township Eighty Eight (88) North, Range Four (4), West of the Fifth Principal Meridian described as commencing at the Southwest corner of the Northeast Quarter (NE¼) of the Southwest Quarter (SW¼) of said Section Seventeen (17), and running thence North four hundred thirty (430.0) feet to the South line of Charles Street, thence East five hundred twenty eight (528.0) feet, thence South four hundred ninety four (494.0) feet, thence East two hundred sixty four (264.0) feet, thence South one hundred ninety eight (198.0) feet, thence East one hundred thirty two (132.0) feet, thence South one hundred thirty two (132.0) feet, thence East two hundred sixty four (264.0) feet, thence South one hundred forty eight (148.0) feet, thence West one thousand one hundred eighty eight (1188.0) feet to the West line of the Southeast Quarter (SE¼) of the Southwest Quarter (SW¼) of said Section Seventeen (17), thence North five hundred forty two (542.0) feet to the point of beginning, except Lots One (1) through Twelve (12), Block Ten (10); Lots One (1), Two (2), Three (3), Four (4), Five (5) and Six (6), Block Fifteen (15), Lots Six (6) and Seven (7), Block Eleven (11), Lot Six (6), Block Fourteen (14); and Lots Eight (8), Nine (9) and Ten (10), Block Eighteen (18) and the sixteen (16) foot alley adjacent to said Lots Eight (8), Nine (9), and Ten (10); all in Hobbs Addition to Delhi, Iowa, according to plat recorded in Book D L.D., Page 516; also except Parcel No. 1 in Hobbs Addition to Delhi, a Subdivision of the NE 1/4 - SW 1/4 Section 17, T88N-R4W Original Town Delhi, Delaware County, Iowa, according to plat recorded in Book 2004, Page 2483; also the Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of Section Seventeen (17), Township Eighty Eight (88) North, Range Four (4), West of the Fifth P.M., except Parcel K Of The Southwest Quarter (SW1/4) Of The Southwest Quarter (SW1/4) Section Seventeen (17), Township Eighty-Eight North (T88N), Range Four West (R4W) Of The Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2003, Page 2225,