Book 2017 Page 2713

Document 2017 2713 Type 03 001 Pages 4
Date 10/02/2017 Time 9:40:04AM
Rec Amt $22.00 Aud Amt $15.00
Rev Transfer Tax $1,875.20
Rev Stamp# 400 DOV# 405

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 3rd day
of October AD 2017
Carla K. Becker, Auditor
By P. 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 R. Sands

Legal description: See page 4

Document or instrument number of previously recorded documents:

© The Iowa State Bar Association 2017
IOWADOCS®

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 R. 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 1 in Addendum

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.

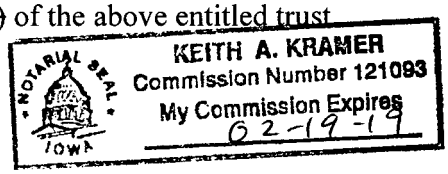
Mark A. Sands
As (Trustee) ~~(Co-Trustee)~~ of
the above-entitled trust

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 9-29-17, by Mark A. Sands
.
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

Addendum

1. The North one-half (N½) of the Northeast Quarter (NE¼) of Section Twelve (12), Township Eighty Eight (88) North, Range Five (5), West of the Fifth P.M.

   AND

   The Southeast Quarter (SE¼) of Section Eighteen (18), Township Eighty Eight (88) North, Range Four (4), West of the Fifth P.M., in Delaware County, Iowa, except Parcel 2017-59 Part of Lot 1 of the Sub. of The SE¼, & Part of the SE¼ - SE¼ Sec. 18, T88N, R4W of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2017, Page 2207.

   AND

   That part of the North one-half (N½) of the Northwest Quarter (NW¼) of Section Twenty (20), Township Eighty Eight (88) North, Range Four (4), West of the Fifth Principal Meridian described as commencing at the Northwest corner of said Section Twenty (20), and running thence East five hundred six and two-tenths (506.2) feet to the point of beginning, thence South 0° 49' East nine hundred seventy nine and five-tenths (979.5) feet, thence South 86° 29' East nine hundred sixty nine and three-tenths (969.3) feet, thence North 47° 07' East one hundred forty four and nine-tenths (144.9) feet, thence North 0° 52' West nine hundred forty and four-tenths (940.4) feet, thence West along the North line of said Section Twenty (20) one thousand seventy three and four-tenths (1073.4) feet to the point of beginning, excepting any part thereof that may lie North of the Delhi and Quasqueton State Road.

   (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)