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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 12th day
of October A D 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)
Steven E. Carr, 117 S. Franklin Street, PO Box 333, Manchester, IA 52057, Phone: (563) 927-4164

Taxpayer Information: (Name and complete address)
Broghammer Properties, LLC, 915 E Butler Street, Manchester, IA 52057

Return Document To: (Name and complete address)
Broghammer Properties, LLC, 915 E Butler Street, Manchester, IA 52057

Grantors:
Leslie C. Carlson

Grantees:
Broghammer Properties, LLC

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 $25,000.00 Dollar(s) and other valuable consideration, Leslie C. Carlson (Trustee) ~~(Co-Trustees)~~ of the Leslie C. Carlson Living Trust dated 12/14/10 does hereby convey to Broghammer Properties, LLC the following described real estate in Delaware County, Iowa: The South forty seven and one-half (47½) feet of Lot Forty One (41), Manchester, Iowa, according to plat recorded in Book I L.D., Page 284.

This deed is given in fulfillment of a real estate contract filed October 2, 2014 in Book 2014, Page 2506.

This deed is exempt according to Iowa Code 428A.2(1).

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 October 10, 2017.

Leslie C. Carlson
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 October 10, 2017, by Leslie C. Carlson, trustee of Leslie C. Carlson Living Trust dated 12/14/10.

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

Dacia Winston

Signature of Notary Public

DACIA WINSTON
Commission Number 792932
My Commission Expires
October 29, 2018

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