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Carla K. Becker, Auditor
By [illegible], Deputy

Book 2017 Page 3036

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

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

Taxpayer Information:
Casey J. Donlin and William A.R. Wilkerson
830 North Franklin Street
Manchester, Iowa 52057

EWJ
Return Address
Casey J. Donlin and William A.R. Wilkerson
830 North Franklin Street
Manchester, Iowa 52057

Grantors:
Palmer Trust, Ellen J. Wehrle, Trustee and Stephen H. Palmer, Trustee

Grantees:
Casey J. Donlin a/k/a Teglovic
William A.R. Wilkerson

Legal Description: See Page 4

Document or instrument number of previously recorded documents:

TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of $197,500.00 Dollar(s) and other valuable consideration, Ellen J. Wehrle and Stephen H. Palmer as Trustees of the Palmer Trust hereby convey to Casey J. Donlin a/k/a Casey J. Teglovic, a married person and William A.R. Wilkerson, a single person, as joint tenants with full rights of survivorship, and not as tenants in common the following described real estate in Delaware County, Iowa:

See Attached Legal Description

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: Oct. 27 '17.

By: Ellen J Wehrle
Ellen J. Wehrle – Trustee
of the above entitled trust

By: Stephen H Palmer
Stephen H. Palmer – Trustee of the
of the above entitled trust

STATE OF Iowa, COUNTY OF Poweshiek:

This record was acknowledged before me this 27 day of October, 2017 by Ellen J. Wehrle as Trustee of the Palmer Trust

Alyssa Sliger
Signature of Notary Public

ALYSSA SLIGER
Commission Number 805122
My Commission Expires
6/28/2020

STATE OF IOWA, COUNTY OF DELAWARE:

This record was acknowledged before me this 31 day of October, 2017 by Stephen H. Palmer as Trustee of the Palmer Trust.

Teresa Turnis
Signature of Notary Public

NOTARIAL SEAL IOWA
TERESA TURNIS
Commission Number 723636
My Comm. Exp. 7-25-18

Legal Description
Palmer Trust

The South twenty (20) feet of that part of Lot Four (4) lying East of the Manchester and Oneida Railway, except the East two hundred thirty (230) feet thereof and also the South ten (10) feet of the East two hundred thirty (230) feet of Lot Four (4) of the Subdivision of the North one-half (N½) of the Southeast Quarter (SE¼) and the South one-half (S½) of the Northeast Quarter (NE¼) of Section Twenty Nine (29), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., according to plat recorded in Book A Plats, Page 6; also that part of the former Manchester and Oneida Railroad right of way crossing the South twenty (20) feet of Lot Four (4) and the North one-half (N½) of Lot Five (5) of the Subdivision of the North one-half (N½) of the Southeast Quarter (SE¼) and the South one-half (S½) of the Northeast Quarter (NE¼) of Section Twenty Nine (29), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., according to plat recorded in Book A Plats, Page 6, being all that part of the former right of way premises and right of way as may lie between the South and North lines extended of said South twenty (20) feet of Lot Four (4) and the North one half (N½) of Lot Five (5).