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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 4th day
of December AD 2017
Carla K. Becher Auditor
By R. Hildebrand Deputy

# TRUSTEE SPECIAL WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. 108
**Recorder's Cover Sheet**

**Preparer Information:** (Name, address and phone number)
Henry E. Edsill, 607 Sycamore St. Ste. 500, PO Box 928, Waterloo, IA 50704, Phone: (319) 234-0535

**Taxpayer Information:** (Name and complete address)
Wayne S. McNeill, Trustee, 1616 Aviation Blvd., Redondo Beach, CA 90278

**Return Document To:** (Name and complete address)
Henry E. Edsill, 607 Sycamore St. Ste. 500, PO Box 928, Waterloo, IA 50704

**Grantors:**
Cynthia Rustanius, Trustee of the
Sylvia J. McNeill Trust U/A 9/5/2006

**Grantees:**
Wayne S. McNeill, Trustee

**Legal description:** See Page 2

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

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# TRUSTEE SPECIAL WARRANTY DEED
**(Inter Vivos Trust)**

For the consideration of One Dollar(s) and other valuable consideration, Cynthia Rustanius (Trustee) ~~(Co-Trustees)~~ of the Sylvia J. McNeill Trust U/A 9/5/2006 does hereby convey to Wayne S. McNeill, Trustee of the WSM Trust U/A 10/5/11 the following described real estate in Delaware County, Iowa:

An undivided 1/3rd interest in the following described real estate:

The West Half of the Southwest Quarter (W 1/2 SW 1/4), Section Thirty-Three (33) and the East Half of the Southeast Quarter (E 1/2 SE 1/4), Section Thirty-Two (32), Township Eighty-Seven (87) North, Range Three (3) West of the Fifth P.M.

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

The grantor does hereby covenant with grantees, and successors in interest, to warrant and defend the real estate against the lawful claims of all persons claiming by, through or under grantor, 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 September 29, 2017

Cynthia Rustanius

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

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

CAVEAT: The trustee/grantor should consult with their lawyer concerning the trustee's personal liability arising out of the warranties contained herein.

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CALIFORNIA NOTARY ACKNOWLEDGMENT

For An Individual Acting In His/Her Own Right:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )
) ss.
County of Los Angeles )

On 09/29/2017 before me, Sheri Teru Edgar Notary Public, personally appeared Cynthia Rustanius,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Sheri Teru Edgar
Signature

[NOTARIAL SEAL]

Sheri Teru Edgar
Print Name

SHERI TERU EDGAR
COMM. #2150661
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Commission Expires 04/26/2020

My commission expires: 04/26/2020

HEL6850CA (1/15)