Env Farmers Lifestock Service
1301 W Main
Manchester IA 52057

Entered for taxation 12th day
of December AD 2017
Carla K. Becker, Auditor
By S. Hildreth, Deputy

Book 2017 Page 3365

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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:
Ricky J. and Roni L. Hilby, 1276 255th Street, Manchester, IA 52057

Return Address
Ricky J. and Roni L. Hilby, 1276 255th Street, Manchester, IA 52057

Grantors:
George M. Knipp and Mary M. Knipp Revocable Inter Vivos Trust

Grantees:
Ricky J. Hilby
Roni L. Hilby

Legal Description: See Page 4

Document or instrument number of previously recorded documents:

TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of $519,698.00 Dollar(s) and other valuable consideration, Karol Johnson and Donald Reidy as Trustees of George M. Knipp and Mary M. Knipp Revocable Inter Vivos Trust hereby convey to Ricky J. Hilby and Roni L. Hilby, 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 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: December 9, 2017

Karol Johnson – Trustee

Donald . Reidy – Trustee

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on December 9, 2017, by Karol Johnson as Trustee of the George M. Knipp and Mary M. Knipp Revocable Inter Vivos Trust

Signature of Notary Public

MARVIN W WATERHOUSE
Notarial Seal - Iowa
Commission # 406854
My Commission Expires 5-12-18

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on December 9, 2017, by Donald Reidy as Trustee of the George M. Knipp and Mary M. Knipp Revocable Inter Vivos Trust

MARVIN W WATERHOUSE
Notarial Seal - Iowa
Commission # 406854
My Commission Expires 5-12-18

Marvin W. Waterhouse
Signature of Notary Public

Legal Description –
Knipp Trust – Ricky and Roni Hilby

The South one-half (S½) of the Southwest Quarter (SW¼) of Section Thirty Five (35), Township Eighty Nine (89) North, Range Six (6), West of the Fifth P.M. except that part described as commencing at a point eight hundred seventy five (875.0) feet South of the Northeast corner of the Southeast Quarter (SE¼) of the Southwest Quarter (SW¼), and running thence South four hundred forty one and six-tenths (441.6) feet to the Southeast corner of said Southeast Quarter (SE¼) of the Southwest Quarter (SW¼), thence West four hundred forty (440.0) feet, thence North four hundred thirty eight and seven-tenths (438.7) feet, thence East four hundred forty and one-tenth (440.1) feet to the point of beginning; also except that part described as commencing at the Northeast corner of the Southeast Quarter (SE¼) of the Southwest Quarter (SW¼) of said Section Thirty Five (35), thence West thirty three (33.0) feet to the point of beginning, thence South 89° 34' West two hundred thirty five (235.0) feet, thence South 52° 14' West seventy six and one-tenth (76.1) feet, thence South two hundred fifty three and eight-tenths (253.8) feet, thence North 89° 34' East two hundred ninety five and two-tenths (295.2) feet to the West right of way line of unnamed primary highway (formerly U. S. Highway No. 20), thence North along said West line three hundred (300.0) feet to the point of beginning. The East line of the Southwest Quarter (SW¼) of said Section Thirty Five (35) is assumed to bear due North and South; also except the East two hundred sixty (260) feet of the West one thousand eight hundred twenty six (1826) feet of the North two hundred (200) feet of the South two hundred thirty three (233) feet of the South one-half (S½) of the Southwest Quarter (SW¼) of said Section Thirty Five (35), and also except all of Knipp's First Subdivision of the South one-half (S½) of the Southwest Quarter (SW¼) of Section Thirty Five (35), Township Eighty Nine (89) North, Range Six (6), West of the Fifth P.M., according to plat recorded in Book 3 Plats, Page 57

Delaware County Title Company, Inc.