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of December AD 2017
Cindy K. Zacher, Auditor
By P. Hildebrand, Deputy

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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:
Roger L. and Frieda J. McDowell, 1515 190th Street, Manchester, IA 52057

Return Address
Roger L. and Frieda J. McDowell, 1515 190th Street, Manchester, IA 52057

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

Grantees:
Roger L. McDowell
Frieda J. McDowell

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of $458,500.00 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 Roger L. McDowell and Frieda J. McDowell, 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:

> All South of the road of the South one-half (S½) of the Southwest Quarter (SW¼) of Section Twenty Five (25), Township Eighty Nine (89) North, Range Six (6), West of the Fifth P.M., except the East two (2) acres of that part of the Southeast Quarter (SE¼) of the Southwest Quarter (SW¼) of said Section Twenty Five (25) lying South of the road running diagonally through said forty and except also the West four (4) acres of the Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of said Section Twenty Five (25), and also except Parcel C and Parcel D, but including Parcel E in the SE ¼ of the SW ¼ of Section 25, Twp. 89 North, Range 6 West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 8 Plats, Page 69.

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
Karol Johnson – Trustee

Donald Reidy 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

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

Marvin W. Waterhouse
Signature of Notary Public

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