Entered for taxation 14th day
of December A D 2017
Cathy Beeler Auditor
By D. Hildebrand Deputy

Recorded: 12/13/2017 at 3:35:18.0 PM
Fee Amount: $27.00
Revenue Tax: $941.60
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2017 PG: 3402
Rev Stamp #503 DOV#510

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:
Randall R. and Kathleen J. Wendling, 1608 220th Street, Manchester, IA 52057

Return Address
Randall R. and Kathleen J. Wendling, 1608 220th Street, Manchester, IA 52057

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

Grantees:
Randall R. Wendling
Kathleen J. Wendling

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of $588,900.00 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 Randall R. Wendling and Kathleen J. Wendling, 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:

> The North one-half (N½) of the Northeast Quarter (NE¼) of Section Thirty Five (35), except the railroad right-of-way, and the West one-half (W½) of the Northwest Quarter (NW¼) of Section Thirty Six (36), except the railroad right-of-way, all in Township Eighty Nine (89) North, Range Six (6), West of the Fifth P.M., except all that part of the West one-half (W½) of the Northwest Quarter (NW¼) of said Section Thirty Six (36), lying North of the railroad right-of-way, except the North five hundred sixty four (564) feet of the West five hundred (500) feet thereof.

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

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