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Calah Backer, Auditor
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Book 2017 Page 3491

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. 107
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Steven E. Carr, 117 S. Franklin Street, PO Box 333, Manchester, IA 52057, Phone: (563) 927-4164

Taxpayer Information: (Name and complete address)
Brad Kluver, 77 Green Ridge Road, Lisbon, IA 52253

Return Document To: (Name and complete address)
Brad Kluver, 77 Green Ridge Road, Lisbon, IA 52253

Grantors:
Kent Allen Kluver
Paula Kay Kluver

Grantees:
Brad Kluver

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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TRUSTEE WARRANTY DEED
(INTER-VIVOS TRUST)

For the consideration of $1.00 Dollar(s) and other valuable consideration, Kent Allen Kluver and Paula Kay Kluver ~~(Trustee)~~ (Co-Trustees) of the Kent Allen and Paula Kay Kluver Revocable Living Trust does hereby convey to Brad Kluver the following described real estate in Delaware County, Iowa: Parcel 2017-93 Part of the Northwest Quarter (NW¼) of the Northeast Quarter (NE¼) of Section One (1), Township Eighty-Eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa according to plat recorded in Book 2017, Page 3451.

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

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 20, 2017.

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

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

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Acknowledgment for Individual Trustee

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on December 20, 2017, by Kent Allen Kluver and Paula Kay Kluver as Trustees of the Kent Allen and Paula Kay Kluver Revocable Living Trust.

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

Signature of Notary Public

STEVEN E. CARR
Commission Number 713328
My Commission Expires
October 30, 2019

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____.

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

Signature of Notary Public

Acknowledgment for Corporate Trustee

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____,

as _____,

of _____.

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

Signature of Notary Public

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____,

as _____,

of _____.

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

Signature of Notary Public