Fmn Iowa Realty

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Craig K. Bailey, Auditor
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Book 2017 Page 3604

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:
Michael J. Moreland, 129 W. 4th Street, PO Box 250, Ottumwa, IA 52501, Phone: (641) 682-8326

Taxpayer Information:
Jeffrey J. Niehaus Revocable Trust & Jolene A. Niehaus Revocable Trust, 39341 Hilton Road, Edgewood, IA 52042

Return Address
Jeffrey J. Niehaus Revocable Trust & Jolene A. Niehaus Revocable Trust, 39341 Hilton Road, Edgewood, IA 52042

Grantors:
Lloyd E. Keith, Kathryn L. Gray, Leslie A. Keith, William M. Keith, Jr. and Sylvia J. Kreamalmyer, Co-Trustees of LaRue J. Keith Trust

Grantees:
Jeffrey J. Niehaus, as Trustee of the Jeffrey J. Niehaus Revocable Trust dated 3/18/2015 and Jolene A. Niehaus, as Trustee of the Jolene A. Niehaus Revocable Trust dated 3/18/2015

Legal Description: See Page 2

Document or instrument number of previously recorded documents: Plat 2008-2601

TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of One Dollar(s) and other valuable consideration, Kathryn L. Gray, Leslie A. Keith, Lloyd E. Keith, Sylvia J. Kreamalmyer and William M. Keith, Jr., Co-Trustees of LaRue J. Keith Trust do hereby convey: An undivided one-half (1/2) interest to Jeffrey J. Niehaus as Trustee of the Jeffrey J. Niehaus Revocable Trust dated 3/18/2015 AND an undivided one-half (1/2) interest to Jolene A. Niehaus, as Trustee of the Jolene A. Niehaus Revocable Trust dated 3/18/2015 the following described real estate in Delaware County, Iowa:

A one-half (1/2) interest in: Lot Ten (10) of Keith's Second Subdivision, a subdivision of part of the SW 1/4 of the SE 1/4 and part of the SW 1/4 of Section 30, T88N, R4W of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2008, Page 2601.

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: 12/18/2017.

Kathryn L. Gray, Co-Trustee

Leslie A. Keith, Co-Trustee

Lloyd E. Keith, Co-Trustee

William M. Keith, Jr., Co-Trustee

Sylvia J. Kreamalmyer, Co-Trustee

ACKNOWLEDGMENT FOR INDIVIDUAL TRUSTEE

STATE OF IOWA, COUNTY OF WAPELLO

This record was acknowledged before me on 12/18/2017, by Kathryn L. Gray, Leslie A. Keith, Lloyd E. Keith and William M. Keith, Jr., as Co-Trustees of the above-entitled trust.

JOYCE GROOMS RENFREW
COMMISSION # 10[illegible]
MY COMMISSION EXPIRES
09-23-2018

Signature of Notary Public

STATE OF IOWA, COUNTY OF WAPELLO

This record was acknowledged before me on 12/15/2017, by Sylvia J. Kreamalmyer as Co-Trustee of the above-entitled trust.

Signature of Notary Public

JOYCE GROOMS RENFREW
COMMISSION # 10[illegible]
MY COMMISSION EXPIRES
09-23-2018