Book 2018 Page 493

Document 2018 493 Type 03 001 Pages 3
Date 3/01/2018 Time 2:59:23PM
Rec Amt $17.00 Aud Amt $5.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 2nd day
of March A D 2018
Carla K. Becker, Auditor
By P. Hildebrand Deputy

# TRUSTEE WARRANTY DEED

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

**Preparer Information:** (Name, address and phone number)
Thomas J. Hanson, 401 East Main Street, Manchester, IA 52057, Phone: (563) 927-5920

**Taxpayer Information:** (Name and complete address)
Craig W. and Diane M. Francois, 14352 Davenport Avenue, Rosemount, MN 55068

**Return Document To:** (Name and complete address)
Thomas J. Hanson, 401 East Main Street, Manchester, IA 52057

**Grantors:**
Trust Agreement of Craig and Diane Francois

**Grantees:**
Craig W. Francois
Diane M. Francois

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**

© The Iowa State Bar Association 2017
IOWADOCS®

# TRUSTEE WARRANTY DEED
## (INTER-VIVOS TRUST)

For the consideration of $1.00 Dollar(s) and other valuable consideration, Craig W. Francois and Diane M. Francois ~~(Trustee)~~ (Co-Trustees) of the Trust Agreement of Craig and Diane Francois does hereby convey to Craig W. Francois and Diane M. Francois, as tenants in common the following described real estate in Delaware County, Iowa: The Southwest Quarter of the Northeast Quarter and the Southeast Quarter of the Northwest Quarter of Section 21, Township 89 North, Range 6, West of the 5th P.M. in Delaware County, Iowa.

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 February 3, 2018.

Trust Agreement of Craig and Diane Francois

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

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

© The Iowa State Bar Association 2017
IowaDocs®

## Acknowledgment for Individual Trustee

STATE OF Iowa, COUNTY OF Delaware

This record was acknowledged before me on Feb 3, 2018, by Craig Francois.

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

THOMAS J HANSON
Commission Number 115040
My Commission Expires
September 22, 2019

Signature of Notary Public

STATE OF Iowa, COUNTY OF Delaware

This record was acknowledged before me on Feb 3, 2018, by Diane Francois.

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

THOMAS J HANSON
Commission Number 115040
My Commission Expires
September 22, 2019

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