Recorded: 5/9/2018 at 2:21:33.0 PM
Fee Amount: $22.00
Revenue Tax: $712.80
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2018 PG: 1218
Rev Stamp #156 DOV# 173

Entered for taxation 10th day
of May A D 2018
Carla K. Bachar Auditor
By P. Hilderbrand, Deputy

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)
John Henry Yoder and Fannie L. Yoder, 2852 220th Avenue, Delhi, IA 52223

Return Document To: (Name and complete address)
John Henry Yoder and Fannie L. Yoder, 2852 220th Avenue, Delhi, IA 52223

Grantors:
Jeffrey A. Graves

Grantees:
John Henry Yoder
Fannie L. Yoder

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 $445,853.48 Dollar(s) and other valuable consideration, Jeffrey A. Graves (Trustee) ~~(Co-Trustees)~~ of the Jeffrey A. Graves Revocable Trust Under an Agreement dated August 16, 1996 does hereby convey to John Henry Yoder and Fannie L. Yoder, 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: An undivided 50% interest in: Parcel 2014-18 In Part Of The East Half Of The Southwest Fractional Quarter And Part Of The Southeast Quarter Of The Northwest Fractional Quarter, All In Section 6, Township 87 North, Range 4 West Of The 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2014, Page 1021

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 May 8, 2018.

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

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 May 8, 2018, by Jeffrey A. Graves.

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

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

Signature of Notary Public

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