Book 2018 Page 1428

Document 2018 1428 Type 03 001 Pages 5
Date 5/24/2018 Time 2:38:46PM
Rec Amt $27.00 Aud Amt $5.00
Rev Transfer Tax $18.40
Rev Stamp# 178 DOV# 205

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 25th day
of May AD 2018
Carla K. Bachar, Auditor
By S. Hildebrandt, Deputy

Prepared by: Nicolas AbouAssaly, Simmons Perrine Moyer Bergman PLC
and return to: 115 Third Street - Suite 1200, Cedar Rapids, Iowa 52401 (319) 366-7641

SPACE ABOVE THIS LINE FOR RECORDER

Address Tax Statement to: Alan and Cheryl Keltner, 152 Crescent Dr., Manchester, IA 52057

TRUSTEE WARRANTY DEED

For the consideration of one dollar and other valuable consideration, **DOUGLAS R. SCHULTE, DANIEL A. SCHULTE, DEBRA A. WENDT** and **DARLA M. RAVE, AS SUCCESSOR CO-TRUSTEES OF THE RAYMOND P. SCHULTE FAMILY TRUST** and **AS SUCCESSOR CO-TRUSTEES OF THE RUTH F. SCHULTE REVOCABLE INTER VIVOS TRUST,** do hereby convey to **ALAN KELTNER** and **CHERYL KELTNER,** 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:

Lot Fifty Five (55) of Northtown Estates, Subdivision of part of the North One-half (N ½) of the Southeast Quarter (SE ¼) of Section Twenty (20), Township Eighty-nine (89) North, Range Five (5) West of the Fifth Principal Meridian, in the City of Manchester, Delaware County, Iowa, according to plat recorded in Book 4 Plats, Page 13,

subject to covenants, conditions, restrictions and easements of record.

Grantors hereby covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that grantors have 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 grantors covenant to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

Grantors further warrant to grantees all of the following: That the trusts pursuant to which the transfer is made are duly executed and in existence; that to the knowledge of grantors the persons creating the trusts were under no disability or infirmity at the time the trusts were created; that the transfer by the trustees to the grantees is effective and rightful; and that the trustees know of no facts or legal claims which might impair the validity of the trusts 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 16, 2018

DOUGLAS R. SCHULTE, SUCCESSOR CO-TRUSTEE OF THE RAYMOND P. SCHULTE FAMILY TRUST and SUCCESSOR CO-TRUSTEE OF THE RUTH F. SCHULTE REVOCABLE INTER VIVOS TRUST

STATE OF IOWA, COUNTY OF Delaware, ss:

This instrument was acknowledged before me on the 16 day of May, 2018, by **DOUGLAS R. SCHULTE, SUCCESSOR CO-TRUSTEE OF THE RAYMOND P. SCHULTE FAMILY TRUST and SUCCESSOR CO-TRUSTEE OF THE RUTH F. SCHULTE REVOCABLE INTER VIVOS TRUST.**

Notary Public in and for said State
My Commission Expires: 1-16-21

NOTARIAL SEAL IOWA
JORDAN JOHNSON
Commission Number 808401
My Commission Expires
1-16-21

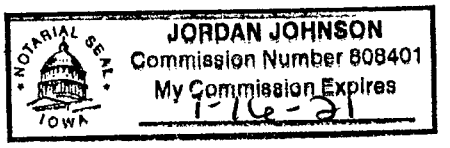
Dated: May 17, 2018

DANIEL A. SCHULTE, SUCCESSOR CO-TRUSTEE OF THE RAYMOND P. SCHULTE FAMILY TRUST and SUCCESSOR CO-TRUSTEE OF THE RUTH F. SCHULTE REVOCABLE INTER VIVOS TRUST

STATE OF IOWA, COUNTY OF Delaware ss:

This instrument was acknowledged before me on the 17 day of May, 2018, by **DANIEL A. SCHULTE, SUCCESSOR CO-TRUSTEE OF THE RAYMOND P. SCHULTE FAMILY TRUST and SUCCESSOR CO-TRUSTEE OF THE RUTH F.SCHULTE REVOCABLE INTER VIVOS TRUST.**

Notary Public in and for said State
My Commission Expires: 1-16-21



Dated: May 17, 2018

Debra A. Wendt

DEBRA A. WENDT, SUCCESSOR CO-TRUSTEE OF THE RAYMOND P. SCHULTE FAMILY TRUST and SUCCESSOR CO-TRUSTEE OF THE RUTH F. SCHULTE REVOCABLE INTER VIVOS TRUST

STATE OF IOWA, COUNTY OF Delaware ss:

This instrument was acknowledged before me on the 17 day of May, 2018, by **DEBRA A. WENDT, SUCCESSOR CO-TRUSTEE OF THE RAYMOND P. SCHULTE FAMILY TRUST and SUCCESSOR CO-TRUSTEE OF THE RUTH F. SCHULTE REVOCABLE INTER VIVOS TRUST.**

Jordan J

Notary Public in and for said State
My Commission Expires: 1-16-21

NOTARIAL SEAL IOWA
JORDAN JOHNSON
Commission Number 808401
My Commission Expires
1-16-21

Dated: May 16th, 2018

DARLA M. RAVE, SUCCESSOR CO-TRUSTEE
OF THE RAYMOND P. SCHULTE FAMILY TRUST
and SUCCESSOR CO-TRUSTEE OF THE RUTH F.
SCHULTE REVOCABLE INTER VIVOS TRUST

STATE OF IOWA, COUNTY OF Delaware ss:

This instrument was acknowledged before me on the 16 day of May, 2018, by DARLA M. RAVE, SUCCESSOR CO-TRUSTEE OF THE RAYMOND P. SCHULTE FAMILY TRUST and SUCCESSOR CO-TRUSTEE OF THE RUTH F. SCHULTE REVOCABLE INTER VIVOS TRUST.

Notary Public in and for said State
My Commission Expires: 1-16-21

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JORDAN JOHNSON
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