Book 2019 Page 2534

2019 2534 Type 03 001 Pages 3
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Rev Transfer Tax $54.40
Rev Stamp# 376 DOV# 398

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)
Gary F. McClintock, 317 First Street East Independence, Iowa 50644
Phone: (319) 334-6011

Taxpayer Information: (Name and complete address)
Larry and Cheryl Benn, 30546 Pin Oak, Dyersville, IA 52040

Return Document To: (Name and complete address)
Larry and Cheryl Benn, 30546 Pin Oak, Dyersville, IA 52040

Grantors:
Gerald L. Horkheimer, Trustee

Grantees:
Larry J. Benn
Cheryl Benn

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 one Dollar(s) and other valuable consideration, Gerald L. Horkheimer (Trustee) ~~(Co-Trustees)~~ of the Gerald L. Horkheimer Revocable Trust U/A dated May 16, 2012 does hereby convey to Larry J. Benn and Cheryl Benn, husband and wife, the following described real estate in Delaware County, Iowa: Lot Ninety Three (93) of "Clair-View Acres at Delhi, Iowa" in Section Twenty Three (23) and Twenty Six (26), Milo Township, Delaware County, Iowa, according to plat recorded in Book 2 Plats, Page 200; same being a part of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of Section Twenty Six (26), Township Eighty Eight (88) North, Range Five (5), West of the Fifth Principal Meridian, Delaware County, Iowa.

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 9-5-2019.

Gerald L. Horkheimer
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 BUCHANAN

This record was acknowledged before me on Sept 5, 2019, by Gerald L. Horkheimer.

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

JOAN K. BANTZ
Commission Number 117513
My Commission Expires
August 31, 2022

Joan K. Bantz
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