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2019 2538 Type 03 001 Pages 2
Date 9/16/2019 Time 3:59:29PM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $303.20
Rev Stamp# 377 DOV# 399

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:
James C. Holmes, 329 10th Ave SE Ste 126, Cedar Rapids, IA 52401, Phone: (319) 365-6259

Taxpayer Information:
Todd D. Gifford, 6636 Cottage Hill Ln NE, Cedar Rapids IA 52411

Return Address
Todd D. Gifford, 6636 Cottage Hill Ln NE, Cedar Rapids IA 52411

Grantors:
Erik R. Munson, Trustee and Becky L. Munson, Trustee

Grantees:
Todd Gifford

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of One Dollar(s) and other valuable consideration, Erik R. Munson, as Trustee of the Erik R. Munson Revocable Trust u/d/o December 22, 2010, and Becky L. Munson, as Trustee of the Becky L. Munson Revocable Trust u/d/o December 22, 2010, do hereby convey to Todd D. Gifford and Gwyn R. Gifford, husband and wife, as joint tenants, and not as tenants in common, the following described real estate in Delaware County, Iowa:

Parcel 2019-61, Part of Lot 15 and Part of Lot 16 of H.L.C. First Subdivision
All in SE ¼ SW ¼ of Section 19, T88N, R4W of the 5th P.M., Delaware County, Iowa, according to the Plat recorded in Book 2019, Page 2124

The grantors hereby covenant with grantee, 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.

The grantors further warrant to the grantee 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 the grantors the persons creating the trust were under no disability or infirmity at the time the trusts were created; that the transfer by the trustees to the grantee 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.

Dated: September 12, 2019.

Erik R. Munson, Trustee
Erik R. Munson,
as Trustee of the Erik R. Munson
Revocable Trust u/d/o December 22, 2010

Becky L. Munson, Trustee
Becky L. Munson
as Trustee of the Becky L. Munson
Revocable Trust u/d/o December 22, 2010

STATE OF IOWA, COUNTY OF LINN

This record was acknowledged before me on September 12, 2019, by Erik R. Munson, as Trustee of the Erik R. Munson Revocable Trust u/d/o December 22, 2010, and by Becky L. Munson, as Trustee of the Becky L. Munson Revocable Trust u/d/o December 22, 2010.

Iowa Notary Public

NOTARIAL SEAL IOWA
KRISTA SEBASTIAN
Commission Number 709537
My Commission Expires
April 23, 2022