Recorded: 9/19/2019 at 8:46:21.0 AM
County Recording Fee: $27.00
Iowa E-Filing Fee: $3.00
Combined Fee: $30.00
Revenue Tax: $0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2019 PG: 2563

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:
Chad Eichorn, 1415 – 28th St, Ste 160, West Des Moines, IA 50266
Phone: (515) 727-0986

Taxpayer Information:
Steve Sheppard, 2120 330th Street, Coggon, Iowa 52218

Return Address
Chad Eichorn, 1415 - 28th St, Ste 160, West Des Moines, IA 50266

Grantors:
Diann McMillen and Steven Wilson, Co-Trustees, Wilson Trust

Grantees:
Diann McMillen, a married person, Stuart Wilson, a single person, and Steven Wilson, a married person, as tenants in common and not as joint tenants with full rights of survivorship

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, Diann McMillen and Steven Wilson, Co-Trustees of the Wilson Trust do hereby convey to Diann McMillen, a married person; Stuart Wilson, a single person; and Steven Wilson, a married person, as tenants in common and not as joint tenants with full rights of survivorship, the following described real estate in Delaware County, Iowa:

This deed is exempt according to Iowa Code 428A.2(20).
An undivided one-third (1/3) interest in: West Half (W1/2) of the East Half (E1/2) of the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) in Section Fifteen (15) Township Eight-Seven(87) North, Range Four (4), West of the 5th PM, and the East one-third of the North three-fourths (E1/3 N3/4) of the West Half (W1/2) of the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) in Section Fifteen (15), Township Eighty-Seven (87) North, Range Four (4), West of the 5th PM, 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: 9-11-19.

Diann McMillen
As Co-Trustee of the above-entitled trust

STATE OF IOWA, COUNTY OF Story, **ss**

This record was acknowledged before me on September 11, 2019, by Diann McMillen, as Co-Trustee of the above-entitled trust.

Signature of Notary Public

ALYSSA KAHL
Commission Number 811313
My Commission Expires
06-26-2021

Steven Wilson
As Co-Trustee of the above-entitled trust

STATE OF MINNESOTA, COUNTY OF Nicollet **, ss**

This record was acknowledged before me on September 5, 2019, by Steven Wilson, as Co-Trustee of the above-entitled trust.

Signature of Notary Public

COREY RYAN SOLBERG
NOTARY PUBLIC - MINNESOTA
MY COMMISSION EXPIRES 01/31/2023