Book 2019 Page 2729
2019 2729 Type 03 001 Pages 3
Date 10/02/2019 Time 10:57:23AM
Rec Amt $17.00 Aud Amt $5.00
Rev Transfer Tax $115.20
Rev Stamp# 399 DOV# 423
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)
Matthew M. Craft, 3151 Brockway Rd., PO Box 810, Waterloo, Iowa 50704
Phone: (319) 234-4471

Taxpayer Information: (Name and complete address)
Hutchison Inc., PO Box 358, Manchester, IA 52057

Return Document To: (Name and complete address)
Hutchison Inc., PO Box 358, Manchester, IA 52057

Grantors:
Mary Ann Schulte

Grantees:
Hutchison Inc.

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 ($1.00) Dollar(s) and other valuable consideration, Mary Ann Schulte (Trustee) ~~(Co-Trustees)~~ of the Edward and Mary Ann Schulte Revocable Trust, dated February 28, 2007 does hereby convey to Hutchison Inc. the following described real estate in Delaware County, Iowa: The North Ninety-five (95) feet of Lot Two (2), except the West One Hundred Thirty-seven (137) feet thereof, of the Subdivision of Lot One (1) of the Subdivision of the Southwest Quarter (SW ¼) and the South One-half (S ½) of the Northwest Quarter (NW ¼) of Section Twenty Eight (28), Township Eighty-nine (89) North, Range Five (5), West of the Fifth P.M., according to plat recorded in Book A Plats, Page 23.

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 SEPTEMBER 30, 2019

Mary Ann Schulte

Mary Ann Schulte
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 SEPTEMBER 30, 2019, by Mary Ann Schulte as Trustee of the Edward and Mary Ann Schulte Revocable Trust, dated February 28, 2007.

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

MARVIN W WATERHOUSE
Notarial Seal - Iowa
Commission # 406854
My Commission Expires 5-12-21

Marvin W. Waterhouse
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