Book 2019 Page 2830

2019 2830 Type 03 001 Pages 3
Date 10/11/2019 Time 1:35:12PM
Rec Amt $17.00 Aud Amt $10.00
Rev Transfer Tax $143.20
Rev Stamp# 415 DOV# 440

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:
Steven E. Carr, 117 S. Franklin Street, PO Box 333, Manchester, Iowa 52057
Phone: (563) 927-4164

Taxpayer Information:
John P. Koopmann and La Rae A. Koopmann, 110 250th Street, Delhi, Iowa 52223

Return Address
John P. Koopmann and La Rae A. Koopmann, 110 250th Street, Delhi, Iowa 52223

Grantors:
Joe Koopmann, Mary LaMar and John Koopmann, Co-Trustees of the Rose A. Koopmann Revocable Trust dated August 31, 2015, and any amendments thereto

Grantees:
John P. Koopman
La Rae A. Koopmann

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of $90,000.00 Dollar(s) and other valuable consideration, Joe Koopmann, Mary LaMar, and John Koopmann, Co-Trustees of Rose A. Koopmann Revocable Trust dated August 31, 2015, and any amendments thereto do hereby convey to John P. Koopmann and La Rae A. Koopmann, 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 Ten (10) of Koopmann Addition to City of Delhi, Iowa, according to plat recorded in Book 6 Plats, Page 74; also the East two hundred thirty (230) feet of all that part of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company's one hundred (100) foot wide right of way in the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Section Seventeen (17) and in the Northeast Quarter (NE ¼) of the Northwest Quarter (NW¼) of Section Twenty (20), that lies Westerly of the centerline of the county road, all in Township Eighty Eighty (88) North, Range Four (4), West of the Fifth Principal Meridian.

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: October 10, 2019.

Joe Koopmann

Joe Koopmann

Mary LaMar

Mary LaMar

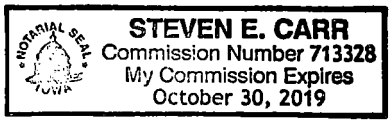
John Koopmann

John Koopmann
As Co-Trustees of the above-entitled trust

ACKNOWLEDGMENT FOR INDIVIDUAL TRUSTEE

STATE OF IOWA, COUNTY OF DELAWARE

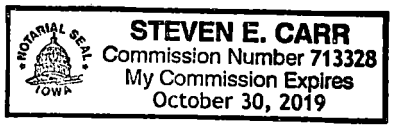
This record was acknowledged before me on October 10, 2019, by Joe Koopmann. As Co-Trustee of the above-entitled trust.



Signature of Notary Public

STATE OF IOWA, COUNTY OF DELAWARE

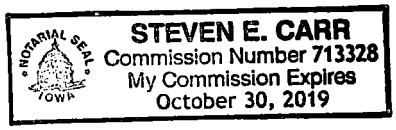
This record was acknowledged before me on October 10, 2019, by Mary LaMar. As Co-Trustee of the above-entitled trust.



Signature of Notary Public

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on October 10, 2019, by John Koopmann. As Co-Trustee of the above-entitled trust.



Signature of Notary Public