**Recorded: 10/23/2019 at 2:01:56.0 PM**
**County Recording Fee: $27.00**
**Iowa E-Filing Fee: $3.00**
**Combined Fee: $30.00**
**Revenue Tax: $807.20**
**Delaware County, Iowa**
**Daneen Schindler RECORDER**
**BK: 2019 PG: 2954**

# TRUSTEE WARRANTY DEED
## Recorder's Cover Sheet

**Preparer Information:**
Daniel L. Seufferlein, 4056 Glass Rd. NE Cedar Rapids, Iowa 52402
Phone: (319) 393-9090

**Taxpayer Information:**
Ellen S. Fisher and John W. Fisher, 26435 212th Ave., Delhi, IA 52223

**Return Address**
Ellen S. Fisher and John W. Fisher, 26435 212th Ave., Delhi, IA 52223

**Grantors:**
Kenneth L. Fry Revocable Trust Dated May 22, 1998 As Amended and Restated on July 1, 2010
and
Laura Ann Fry Revocable Trust Dated May 22, 1998 As Amended and Restated on July 1, 2010

**Grantees:**
Ellen S. Fisher
John W. Fisher

**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, Kenneth L. Fry, As Trustee of The Kenneth L. Fry Revocable Trust Dated May 22, 1998 As Amended and Restated on July 1, 2010, an undivided one-half interest, and Laura Ann Fry, As Trustee of The Laura Ann Fry Revocable Trust Dated May 22, 1998 As Amended and Restated on July 1, 2010, an undivided one-half interest, do hereby convey to Ellen S. Fisher and John W. Fisher, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common the following described real estate in Delaware County, Iowa:

See attached Exhibit "A".

Subject to Covenants, Conditions, Restrictions and Easements of record.

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: Oct. 16, 2019.

Kenneth L. Fry Revocable Trust Dated May 22, 1998
As Amended and Restated on July 1, 2010

By: Kenneth L Fry Trustee
Kenneth L. Fry, Trustee

Laura Ann Fry Revocable Trust Dated May 22, 1998
As Amended and Restated on July 1, 2010

By: Laura Ann Fry Trustee
Laura Ann Fry, Trustee

**STATE OF** Iowa **, COUNTY OF** Linn

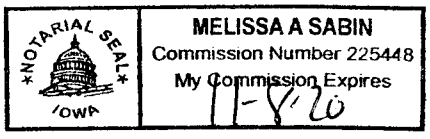
This record was acknowledged before me on October 16 2019, by Kenneth L. Fry, as Trustee of The Kenneth L. Fry Revocable Trust Dated May 22, 1998 As Amended and Restated on July 1, 2010.




Signature of Notary Public

**STATE OF** Iowa **, COUNTY OF** Linn

This record was acknowledged before me on October 16 2019, by Laura Ann Fry, as Trustee of The Laura Ann Fry Revocable Trust Dated May 22, 1998 As Amended and Restated on July 1, 2010.




Signature of Notary Public

Exhibit "A"

Lot Twenty Three (23) of Stone's First Addition to Delaware County, Iowa, according to plat recorded in Book 2 Plats, Page 90 and re-recorded in Book 3 Plats, Page 109; same being a part of the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of Section Twenty Five (25), Township Eighty Eight (88) North, Range Five (5), West of the Fifth Principal Meridian; also all lake frontage, running to the waterfront and then at right angles to the middle of Delhi Lake, in respect to and adjoining said Lot Twenty Three (23)