Book 2019 Page 3272

2019 3272 Type 03 001 Pages 3
Date 11/19/2019 Time 10:38:24AM
Rec Amt $17.00 Aud Amt $5.00
Rev Transfer Tax $111.20
Rev Stamp# 465 DOV# 492

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Ellen Breedlove
P.O. Box 830
Elkader, IA 52043

TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. 107
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
John C. Compton, P.C., 116½ W. Mission Street, PO Box 8 Strawberry Point, Iowa 52076
Phone: (563) 933-4334

Taxpayer Information: (Name and complete address)
Peter L. Elliot, 19601 Fantail Road, Edgewood, IA 52042

Return Document To: (Name and complete address)
Peter L. Elliot, 19601 Fantail Road, Edgewood, IA 52042

Grantors:
Harold and Juanita Overmann Joint Revocable Trust, dated June 19, 2007

Grantees:
Peter L. Elliot

Legal description: See Page 2

Document or instrument number of previously recorded documents:

© The Iowa State Bar Association 2019
IOWADOCS®

TRUSTEE WARRANTY DEED
(INTER-VIVOS TRUST)

For the consideration of ---one & no/100--- Dollar(s) and other valuable consideration, Juanita M. Overmann (Trustee) ~~(Co-Trustees)~~ of the Harold and Juanita Overmann Joint Revocable Trust, dated June 19, 2007 does hereby convey to Peter L. Elliot, single the following described real estate in Delaware County, Iowa: Lots Seven (7), Eight (8), and Nine (9) of Block Two (2), Bixby and Minkler's Addition to Edgewood, as shown in Book 1, Plats, on Page 50, in the Office of the Recorder of Delaware County, Iowa, this including Lots 14, 15 and 16, Block 2, as shown in the correction of Bixby and Minkler's Addition to Edgewood, in Book 1 of Plats, on Page 90 thereof, in the office of said Recorder, excepting that portion of said premises described as commencing at the Southwest corner thereof, being on the North line of Harrison Street, and extending North a distance of 64 feet, thence at right angles East to the East line of said Lot 7, thence South to the southeast corner thereof, thence west along the North line of Harrison street to point of beginning.

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 11-15-19.

Juanita M. Overmann

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

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

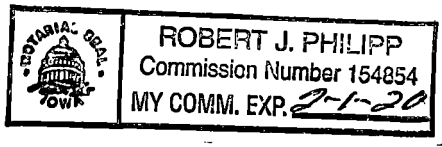
© The Iowa State Bar Association 2019
IowaDocs®

Acknowledgment for Individual Trustee

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on 11-15-19, by Juanita M. Overmann.

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 (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