Recorded: 1/16/2020 at 4:03:01.0 PM
County Recording Fee: $22.00
Iowa E-Filing Fee: $3.00
Combined Fee: $25.00
Revenue Tax: $0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2020 PG: 149

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:
D. FLINT DRAKE, 300 Main Street, Suite 323, Dubuque, IA 52001
Phone: (563) 582-2000

Taxpayer Information:
JOEL B. & REBECCA K. BERRY, 1311 DOVE ROAD, DUNDEE, IA 52038

Return Document To:
JOEL B. & REBECCA K. BERRY, 1311 DOVE ROAD, DUNDEE, IA 52038

Grantors: REBECCA K. BERRY, AS TRUSTEE OF THE REBECCA K. BERRY TRUST AGREEMENT DATED SEPTEMBER 15, 2016 and JOEL B. BERRY, AS TRUSTEE OF THE JOEL B. BERRY TRUST AGREEMENT DATED SEPTEMBER 15, 2016

Grantees:
JOEL B. BERRY TRUST AGREEMENT DATED SEPTEMBER 15, 2016, JOEL B BERRY, TRUSTEE

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

TRUSTEE SPECIAL WARRANTY DEED
(Inter-Vivos Trust)

For the consideration of TEN AND NO/100 Dollars and other valuable consideration, **REBECCA K. BERRY, AS TRUSTEE OF THE REBECCA K. BERRY TRUST AGREEMENT DATED SEPTEMBER 15, 2016 AND JOEL B. BERRY, AS TRUSTEE OF THE JOEL B. BERRY TRUST AGREEMENT DATED SEPTEMBER 15, 2016** hereby convey to **JOEL B. BERRY, AS TRUSTEE OF THE JOEL B. BERRY TRUST AGREEMENT DATED SEPTEMBER 15, 2016** the following described real estate in Delaware County, Iowa:

This deed is exempt according to Iowa Code 428A.2(21).

All that part of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of Section Thirty Four (34), Township Ninety (90) North, Range Six (6), West of the Fifth Principal Meridian that lies North of the County Road running diagonally across said Section, except that part described as: Commencing at the intersection of the North right-of-way line of the county road and the East line of the Southwest Quarter of the Northwest Quarter of Section 34 and running thence Northwesterly along said right-of-way line of said county road a distance of 260 feet, thence north 230 feet, thence east 250 feet, thence south approximately 300 feet to point of beginning, all in Section 34, Township 90 North, Range 6, West of the 5th Principal Meridian, in Delaware County, Iowa, containing 1 acre, more or less.

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.

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Dated: 1-14-2020

Joel Berry

JOEL B. BERRY, As Trustee of the above-entitled trust

Rebecca K. Berry

REBECCA K. BERRY, As Trustee of the above-entitled trust

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 1-14-2020; by JOEL B. BERRY and REBECCA K. BERRY As Trustees of the above-entitled trust.

MARSHA J. MEECHER
Delaware County
Recorder
My Commission
12-31-2021

Marsha J. Meecher

Signature of Notary Public