Recorded: 1/22/2020 at 12:59:44.0 PM
County Recording Fee: $22.00
Iowa E-Filing Fee: $3.00
Combined Fee: $25.00
Revenue Tax: $116.80
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2020 PG: 209

TRUSTEE WARRANTY DEED

Recorder's Cover Sheet

Preparer Information: (name, address and phone number)
Benjamin M. Lange
Swisher & Cohrt, PLC
222 1st Street East
Independence, Iowa 50644
Phone: (319) 334-4488

Taxpayer Information: (name and complete address)
Danny R. and Chris K. McDowell
1883 State Highway 13
Manchester, IA 52057

Return Document To: (name and complete address)
Same as Taxpayer

Grantors:
Carl E. Whitaker and Linda Jean Hannan, as Trustees of the Carl and Verla Whitaker Revocable Trust, dated February 28, 1994

Grantees:
Danny R.and Chris K. McDowell

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, Carl E. Whitaker and Linda Jean Hannan, as Trustees of the Carl and Verla Whitaker Revocable Trust, dated February 28, 1994, does hereby convey to Danny R. McDowell and Chris K. McDowell, married persons as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Delaware County, Iowa:

Lots Eleven (11) and Twelve (12), Block One (1), Sunset Beach, a Subdivision of parts of Section Seventeen (17), Eighteen (18) and Twenty (20), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., according to plat recorded in Book 2 Plats, Page 20, said lots being a part of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of said Section Seventeen (17); of the expecting rights of flowage.

AND

Lots Thirteen (13), Fourteen (14) and Fifteen (15), Block One (1) Sunset Beach, a Subdivision of parts of Sections Seventeen (17), Eighteen (18) and Twenty (20), Township Eighty Nine (89) North, Range Five (5), West of the Fifth 5 P.M., according to plat recorded I Book 2 Plats, Page 20, said lots being a part of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW1/4) of said Section Seventeen (17); excepting rights of flowage.

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 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 acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: January 21st, 2020

Linda Jean Hannan

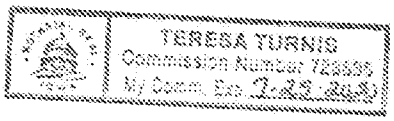
Linda Jean Hannan, as Trustee of the above-entitled trust

Linda Jean Hannan, POA

Linda Jean Hannan, as Power of Attorney of Carl E. Whitaker, Trustee of the above-entitled trust

STATE OF IOWA, COUNTY OF DELAWARE) ss:

This record was acknowledged before me on the 21st day of January, 2020, by Linda Jean Hannan, as Trustee of the Carl and Verla Whitaker Revocable Trust, dated February 28, 1994.



Signature of Notary Public

STATE OF IOWA, COUNTY OF DELAWARE) ss:

This record was acknowledged before me on the 21st day of January, 2020, by Linda Jean Hannan, as Power of Attorney of Carl E. Whitaker, dated February 28, 1994.

Signature of Notary Public

