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Date 3/25/2020 Time 11:53:18AM
Rec Amt $17.00 Aud Amt $10.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:
Thomas J. Hanson, Hanson Law Office, 401 E Main St, Manchester, Iowa 52057
Phone: (563) 927-5920

Taxpayer Information:
Marlin J. Mattice, 1479 180th Street, Manchester, Iowa 52057

Return Document To:
Thomas J. Hanson, Hanson Law Office, 401 E Main St, Manchester, Iowa 52057

Grantors:
Bessie Yvonne Mattice a/k/a Bessie H. Mattice Revocable Trust

Grantees:
Marlin J. Mattice

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

TRUSTEE SPECIAL WARRANTY DEED
(Inter-Vivos Trust)

For the consideration of $1.00 Dollar(s) and other valuable consideration, Marlin J. Mattice and Harold G. Mattice, Trustees of Bessie Yvonne Mattice** a/k/a Bessie H. Mattice Revocable Trust dated September 4, 2014 does hereby convey to Marlin J. Mattice the following described real estate in Delaware County, Iowa:

The South one-half (S½) of the Southwest Quarter (SW¼) of Section 24 ~~in~~ and the North one-half (N½) of the Northwest Quarter (NW¼) of Section 25, Township 90 North, Range 6, West of the 5th P.M., Delaware County, Iowa.

This deed is exempt according to Iowa Code 428A.2(21). **a/k/a Yvonne H. Mattice Revocable Trust Agreement

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: 3/25/2020

Marlin J. Mattice

Harold G. Mattice
As Trustees of the above-entitled trust

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 3/25/2020, by Marlin J. Mattice, as Trustee of the above-entitled trust.

Signature of Notary Public

THOMAS J. HANSON
Commission Number 115040
My Commission Expires
September 22, 2022

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 3/25/2020, by Harold G. Mattice, as Trustee of the above-entitled trust.

Signature of Notary Public

THOMAS J. HANSON
Commission Number 115040
My Commission Expires
September 22, 2022