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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:**
Daniel E. and Jacqueline B. Lahr, 912 Evergreen Drive, Manchester, IA 52057

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

**Grantors:**
Craig W. Francois and Diane M. Francois, Trustees of the Trust Agreement of Craig and Diane Francois

**Grantees:**
Daniel E. Lahr and Jacqueline B. Lahr

**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, Craig W. Francois and Diane M. Francois, Trustees of the Trust Agreement of Craig and Diane Francois do hereby convey to Daniel E. Lahr and Jacqueline B. Lahr, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common the following described real estate in Delaware County, Iowa:

Lot 3 of Francois Family Second Subdivision, Delaware County, Iowa a subdivision of Lot 4 in Francois Family Subdivision of the Northeast Quarter (NE¼) and the Southeast Quarter (SE¼) of Section 22 and the Southwest Quarter (SW¼) of Section 23, all in Township 89 North, Range 6, West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2020, Page 468 of the records of the Delaware County Recorder.

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

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: April 13 ,2020.

Craig W. Francois

Craig W. Francois

Diane M. Francois

Diane M. Francois
As Trustees of the above-entitled trust

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This record was acknowledged before me on April 13th, 2020 by Craig W. Francois and Diane M. Francois As Trustees of the above-entitled trust.

Signature of Notary Public

Christen A. LaFlamme
Notary Public, State of New York
No. 01LA6368961
Qualified in Jefferson County
My Commission Expires December 26, 2023