Book 2020 Page 2470

Document 2020 2470 Type 03 001 Pages 3
Date 7/23/2020 Time 3:56:03PM
Rec Amt $17.00 Aud Amt $5.00
Rev Transfer Tax $402.40
Rev Stamp# 292 DOV# 281

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

eu
Kelly Clark
130 Winslow Rd
Manchester IA 52057

TRUSTEE WARRANTY DEED

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

Preparer Information: (Name, address and phone number)
Timothy T. Schloss, 118 West Mission Street, PO Box 560, Strawberry Point, Iowa 52076
Phone: (563) 933-2029

Taxpayer Information: (Name and complete address)
Eddie Earl Horton, 217 Winslow Drive, Manchester, Iowa 52057

Return Document To: (Name and complete address)
Eddie Earl Horton, 217 Winslow Drive, Manchester, Iowa 52057

Grantors:
Kenneth E. Kramer and
Mary E. Kramer Revocable Trust

Grantees:
Eddie Earl Horton

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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TRUSTEE WARRANTY DEED
(INTER-VIVOS TRUST)

For the consideration of ------ One and 00/00 ------ Dollar(s) and other valuable consideration, Kenneth E. Kramer (Trustee) ~~(Co-Trustees)~~ of the Kenneth E. Kramer and Mary E. Kramer Revocable Trust does hereby convey to Eddie Earl Horton, a single person the following described real estate in Delaware County, Iowa:

Lot Four (4) and the East ten (10) feet of Lot Three (3) of Schulte's Second Addition to Northtown Estates, Manchester, Delaware County, Iowa, according to the plat recorded in Book 8 Plats, Page 10.

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 7-19-2021.

Kenneth E. Kramer
Kenneth E. Kramer
As (Trustee) ~~(Co-Trustee)~~ of
the above-entitled trust

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

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Acknowledgment for Individual Trustee

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 7-19-2020, by Kenneth E. Kramer.

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

Barbara K Sailer
Signature of Notary Public

NOTARIAL SEAL IOWA
BARBARA K. SAILER
Commission Number 194508
My Commission Expires
1-26-22

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