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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:
Roxanne I. Heinrichs, 112 Bailey Drive Unit A, Manchester, IA 52057

Return Document To:
Roxanne I. Heinrichs, 112 Bailey Drive Unit A, Manchester, IA 52057

Grantors:
James W. Pink Trust Agreement and Mary C. Pink Trust Agreement

Grantees:
Roxanne I. Heinrichs

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

TRUSTEE WARRANTY DEED
(Inter-Vivos Trust)

For the consideration of $160,000.00 Dollar(s) and other valuable consideration, Mary C. Pink, Trustee of the Mary C. Pink Trust Agreement and Mary C. Pink and Teresa Marie Wickman, Trustees of the James W. Pink Trust Agreement do hereby convey to Roxanne I. Heinrichs the following described real estate in Delaware County, Iowa:

Unit A in Bailey Drive Estates, according to Declaration of Submission to a Horizontal Property Regime and of Easements, Restrictions and Covenants for Bailey Drive Estates Manchester, Iowa, recorded in Book 2005, Page 3954, and First Amendment to Declaration of Submission to a Horizontal Property Regime and of Easements, Restrictions and Covenants for Bailey Drive Estates Manchester, Iowa, recorded in Book 2019, Page 837, together with the undivided interest in the common elements appurtenant to said Unit.

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: July 23, 2020.

James W. Pink Trust Agreement

Mary C Pink trustee
By: Mary C. Pink – Trustee
Teresa Marie Wickman - Trustee
By: Teresa Marie Wickman – Trustee
As Trustees of the above-entitled trust

Mary C. Pink Trust Agreement

Mary C Pink trustee
By: Mary C. Pink – Trustee

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STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on July 23, 2020, by Mary C. Pink, as Trustee of the Mary C. Pink Trust Agreement.

NOTARIAL SEAL IOWA
MARY KAY STARKS
Commission Number 773649
My Commission Expires
June 29, 2021

Mary Kay Starks
Signature of Notary Public

STATE OF Iowa **, COUNTY OF** Delaware

This record was acknowledged before me on July 23, 2020, by Teresa Marie Wickman, as Co-Trustee of the James W. Pink Trust Agreement.

NOTARIAL SEAL IOWA
MARY KAY STARKS
Commission Number 773649
My Commission Expires
June 29, 2021

Mary Kay Starks
Signature of Notary Public

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on July 23, 2020, by Mary C. Pink, as Co-Trustee of the James W. Pink Trust Agreement.