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Date 8/13/2020 Time 11:32:39AM
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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:
Eileen C. Hellmann - Trustee, Eileen C. Hellmann Revocable Trust, 713 Prospect Street, Ryan, IA 52330

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

Grantors:
Ambrose J. Hellmann Revocable Trust Dated 12-21-2004

Grantees:
Eileen C. Hellmann Revocable Trust Dated 12-21-2004

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

TRUSTEE WARRANTY DEED
(Inter-Vivos Trust)

For the consideration of $1.00 Dollar(s) and other valuable consideration, Eileen C. Hellmann as Trustee of the Ambrose J. Hellmann 2004 Revocable Trust Dated 12-21-2004 does hereby Convey to Eileen C. Hellmann as Trustee of the Eileen C. Hellmann 2004 Revocable Trust Dated 12-21-2004 the following described real estate in Delaware County, Iowa:

An undivided one-half interest in and to the following described real estate:

Lot Ten (10) and the North thirty-five (35) feet of Lot Eleven (11), Block Two (2), Sunset Acres Subdivision to Ryan, Iowa, according to plat recorded in Book 2 Plats, Page 81.

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: 08/12 ,2020.

Ambrose J. Hellmann Revocable Trust Dated 12-21-2004

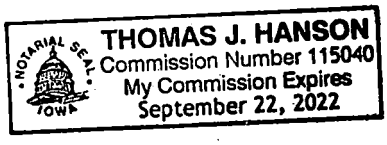
Eileen C. Hellmann

Eileen C. Hellmann
As Trustee of the above-entitled trust

ACKNOWLEDGMENT FOR INDIVIDUAL TRUSTEE

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on August 12, 2020, by Eileen C. Hellmann as Trustee of the Ambrose J. Hellmann 2004 Revocable Trust Dated 12-21-2004.



Signature of Notary Public