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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

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

Taxpayer Information:
Thomas L. Schirmer, Jr., 300 Harrison St, Delaware, Iowa 52036

Return Document To:
Thomas L. Schirmer, Jr., 300 Harrison St, Delaware, Iowa 52036

Grantors:
Beverly Jean McAreavy, Trustee of the Sauer Family Revocable Living Trust, under trust agreement dated November 29, 2005

Grantees:
Thomas L. Schirmer, Jr.

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

TRUSTEE WARRANTY DEED
(Inter-Vivos Trust)

For the consideration of $10.00 Dollar(s) and other valuable consideration, Beverly Jean McAreavy, Trustee of Sauer Family Revocable Living Trust, under trust agreement dated November 29, 2005 does hereby convey to Thomas L. Schirmer, Jr. the following described real estate in Delaware County, Iowa:

> Lots Twelve Hundred Ninety Seven (1297), Twelve Hundred Ninety Eight (1298) and Thirteen Hundred Seven (1307), Delaware, Iowa, according to the plat recorded in Book 2 L.D., Pages 488-489, except that part of said lots deeded to the State of Iowa by Warranty Deed recorded in Book 83 L.D., Page 249, and by Warranty Deed recorded in Book 32, T.L.D., Page 301

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: August 20, 2020.

Beverly Jean McAreavy
As Trustee of the above-entitled trust

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on August 20, 2020, by Beverly Jean McAreavy. As Trustee of the above-entitled trust.

NOTARIAL SEAL IOWA
JANE E HANSON
Commission Number 791553
My Commission Expires
August 12, 2021

Signature of Notary Public

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