Recorded: 9/28/2020 at 10:21:29.0 AM
County Recording Fee: $22.00
Iowa E-Filing Fee: $3.00
Combined Fee: $25.00
Revenue Tax: $367.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2020 PG: 3374

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:
Kurt Mullen and Angela Mullen, 101 Deann Drive, Manchester, IA 52057

Return Document To:
Kurt Mullen and Angela Mullen, 101 Deann Drive, Manchester, IA 52057

Grantors:
Bessie Yvonne Mattice a/k/a Yvonne H. Mattice Revocable Trust Agreement

Grantees:
Kurt Mullen and Angela Mullen

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

TRUSTEE WARRANTY DEED
(Inter-Vivos Trust)

For the consideration of $230,000.00 Dollar(s) and other valuable consideration, Marlin J. Mattice and Harold G. Mattice, Trustees of Bessie Yvonne Mattice a/k/a Yvonne H. Mattice Revocable Trust Agreement dated September 4, 2014 does hereby convey to Kurt Mullen and Angela Mullen, 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 Nineteen (19) of Schulte's Second Addition To Northtown Estates, Manchester, Delaware County, Iowa, according to 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.

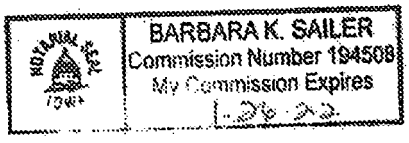
Dated: 9/23/20 ,2020.

Marlin J. Mattice

Harold G. Mattice
As Trustees of the above-entitled trust

STATE OF IOWA, COUNTY OF DELAWARE

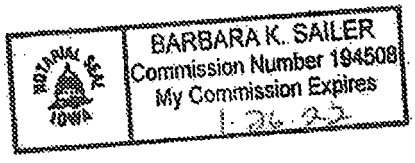
This record was acknowledged before me on 9-23-2020, by Marlin J. Mattice as Trustee of the above-entitled trust.



Barbara K Sailer
Signature of Notary Public

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 9-23-2020, by Harold G. Mattice as Trustee of the above-entitled trust.



Barbara K Sailer
Signature of Notary Public