Book 2020 Page 3855
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Date 10/29/2020 Time 9:38:31AM
Rec Amt $17.00 Aud Amt $5.00
Rev Transfer Tax $79.20
Rev Stamp# 475 DOV# 466
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:
Edward M. and Katie M. McCusker, 19300 Goodland Drive, Manchester, Iowa 52057

Return Address
Edward M. and Katie M. McCusker, 19300 Goodland Drive, Manchester, Iowa 52057

Grantors:
Daniel A. Schulte as Trustee of the Daniel A. Schulte Trust Agreement, Executed March 22, 2011 as may be amended; and Ann L. Schulte, as Trustee of the Ann L. Schulte Trust and Agreement executed March 22, 2011 as may be amended

Grantees:
Edward M. McCusker
Katie M. McCusker

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of $50,000.00 Dollar(s) and other valuable consideration, Daniel A. Schulte, as Trustee of Daniel A. Schulte Trust Agreement executed March 22, 2011, as may be amended; and Ann L. Schulte, as Trustee of the Ann L. Schulte Trust Agreement executed March 22, 2011, as may be amended does hereby convey to Edward M. McCusker and Katie M. McCusker, 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 Two (2) of Oak Valley Subdivision, a Subdivision of Parcel J being part of the Fractional Northwest Quarter of the Northwest Quarter (Frl. NW ¼ NW ¼) and part of the Fractional Southwest Quarter of the Northwest Quarter (Frl. SW ¼ - NW ¼) of Section 19, Township 89 North, Range 5 West of the 5th P.M.; and a Subdivision of Parcel D being part of the Northeast Quarter of the Northeast Quarter (NE ¼ -NE ¼) of Section 24, Township 89 North, Range 6 West of the 5th P.M.; all in Delaware County, Iowa, according to Amended Final Plat recorded in Book 2020, Page 3080.

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: Oct 29, 2020.

Daniel A. Schulte

Ann L. Schulte
As Trustees of the above-entitled trust

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on October 29, 2020, by Daniel A. Schulte and Ann L. Schulte as Trustees of the above-entitled trusts.

Signature of Notary Public

NOTARIAL SEAL IOWA
THOMAS J. HANSON
Commission Number 115040
My Commission Expires
September 22, 2022