Book 2020 Page 4145

Document 2020 4145 Type 03 001 Pages 3
Date 11/12/2020 Time 10:54:36AM
Rec Amt $17.00 Aud Amt $5.00
Rev Transfer Tax $1,087.20
Rev Stamp# 507 DOV# 498

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Prepared by/Dean A. Spina P.O. Box 2804 Phone (319) 363-0101
Return to: Bradley & Riley PC Cedar Rapids, IA 52406-2804 Fax (319) 363-9824

Address tax statement: Paul & Leon, LLC
1111 4th Avenue NE, Independence, IA 50644

TRUSTEES' WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration, BARRY B SMITH, in his capacity as Trustee of the BARRY B. SMITH REVOCABLE TRUST u/d/o October 22, 2015, and JANET E. SMITH, in her capacity as Trustee of the JANET E. SMITH REVOCABLE TRUST u/d/o October 22, 2015, do each convey to PAUL & LEON, LLC, their undivided one-half (1/2) interest in the following described real estate in Delaware County, Iowa:

SEE ATTACHED EXHIBIT "A"

The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record in the office of the Recorder of Delaware County, Iowa.

By acceptance and recording of this Deed, Grantees acknowledge that they are purchasers for value in good faith and without notice of any adverse claim and have relied on the Individual Trustee's Affidavit recorded with the Deed pursuant to Iowa Code Section 614.14.

The Grantors hereby covenant with Grantees, and successors in interest, that Grantors hold the real estate by title in fee simple; that Grantors have good and lawful authority to convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and Grantors covenant to warrant and defend the real estate against lawful claims of all persons, except as may be above stated.

The conveyance includes personal property with an assigned value of $35,000.00, which amount is exempt from transfer tax.

The Grantors further warrant 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 Grantors 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 acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: November 5, 2020

BARRY B. SMITH REVOCABLE TRUST
u/d/o OCTOBER 22, 2015

By: _____
Barry B. Smith, Trustee

JANET E. SMITH REVOCABLE TRUST
u/d/o OCTOBER 22, 2015

By: _____
Janet E. Smith, Trustee

STATE OF IOWA

)ss:

COUNTY OF LINN

This instrument was acknowledged before me on Nov 5, 2020, by Barry B. Smith, in his capacity as Trustee of the BARRY B. SMITH REVOCABLE TRUST u/d/o OCTOBER 22, 2015.

NOTARIAL SEAL IOWA
TERRI SUE DURGIN
Commission Number 816449
My Commission Expires
April 17, 2022

_____
Notary Public in and for said State

STATE OF IOWA

)ss:

COUNTY OF LINN

This instrument was acknowledged before me on Nov 5, 2020, by Janet E. Smith, in her capacity as Trustee of the JANET E. SMITH REVOCABLE TRUST u/d/o OCTOBER 22, 2015.

NOTARIAL SEAL IOWA
TERRI SUE DURGIN
Commission Number 816449
My Commission Expires
April 17, 2022

_____
Notary Public in and for said State

EXHIBIT "A"

PARCEL TWO (2) OF HAYES SUBDIVISION OF PARTS OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) AND THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION SEVENTEEN (17) AND PARTS OF THE NORTHWEST QUARTER (NW1/4), THE NORTH ONE-HALF (N1/2) OF THE SOUTHWEST QUARTER (SW1/4) AND THE WEST ONE-HALF (W1/2) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION TWENTY (20), ALL IN TOWNSHIP EIGHTY NINE (89) NORTH, RANGE FIVE (5), WEST OF THE FIFTH P.M., ACCORDING TO PLAT RECORDED IN BOOK 6 PLATS, PAGE 20, AS AMENDED BY AFFIDAVIT RECORDED IN BOOK 16 AFF., PAGE 357.