Recorded: 11/12/2020 at 2:51:47.0 PM
County Recording Fee: $22.00
Iowa E-Filing Fee: $3.00
Combined Fee: $25.00
Revenue Tax: $31.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2020 PG: 4150

TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. 107
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Steven E. Carr, 117 S. Franklin Street, PO Box 333, Manchester, Iowa 52057
Phone: (563) 927-4164

Taxpayer Information: (Name and complete address)
Brian and Ashley Miller, 2184 Douglas Drive, Marion, IA 52302

Return Document To: (Name and complete address)
Brian and Ashley Miller, 2184 Douglas Drive, Marion, IA 52302

Grantors:
H. Randy Shover, Co- Trustee
Mary Jo Shover, Co-Trustee

Grantees:
Brian Miller
Ashley Miller

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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TRUSTEE WARRANTY DEED
(INTER-VIVOS TRUST)

For the consideration of $20,000.00 Dollar(s) and other valuable consideration, H. Randy Shover and Mary Jo Shover ~~(Trustee)~~ (Co-Trustees) of the H. Randy Shover Revocable Trust dated July 23, 2018 does hereby convey to Brian Miller and Ashley Miller, 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: An undivided one-half interest in Lot Sixteen (16) of Windy Hollow A Subdivision of Part of the NE Fr. ¼ And Part of the SE ¼, Section 4, T88N, R5W of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2000, Page 1238

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 November 4, 2020.

H. Randy Shover
As ~~(Trustee)~~ (Co-Trustee) of
the above-entitled trust

Mary Jo Shover
As ~~(Trustee)~~ (Co-Trustee) of
the above-entitled trust

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Acknowledgment for Individual Trustee

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on November 4, 2020, by H. Randy Shover

As ~~(Trustee)~~ (Co-Trustee) of the above entitled trust.

STEVEN E CARR
Commission Number 713328
My Commission Expires
October 30, 2022

Signature of Notary Public

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on November 4, 2020, by Mary Jo Shover

As ~~(Trustee)~~ (Co-Trustee) of the above entitled trust.

STEVEN E CARR
Commission Number 713328
My Commission Expires
October 30, 2022

Signature of Notary Public

Acknowledgment for Corporate Trustee

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____,

as _____,

of _____.

As (Trustee) (Co-Trustee) of the above entitled trust.

Signature of Notary Public

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____,

as _____,

of _____.

As (Trustee) (Co-Trustee) of the above entitled trust.

Signature of Notary Public