Env. McDonough Real Estate

Book 2020 Page 4369

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

Preparer Information:
Scott M. O'Shea, 1007 Longfellow Drive, Hiawatha, IA 52233, Phone: (319) 362-3640

Taxpayer Information:
James E. Davis and Susan K. Davis, 112 Clark Street, North Buena Vista, IA 52066

Return Address:
James E. Davis and Susan K. Davis, 112 Clark Street, North Buena Vista, IA 52066

Grantors:
Carl F. Vasey and Ardith Y. Vasey as Trustees of the Carl F. Vasey and Ardith Y. Vasey Trust

Grantees:
James E. Davis and Susan K. Davis

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of One Dollar(s) and other valuable consideration, Carl F. Vasey and Ardith Y. Vasey as Trustees of the Carl F. Vasey and Ardith Y. Vasey Trust, do hereby convey to James E. Davis and Susan K. Davis, 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:

SEE ATTACHED

The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record.

The grantor hereby covenants with grantee 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 grantee 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 grantee 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.

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

Words and phrases herein, including the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: NOVEMBER 23, 2020

Carl F. Vasey and Ardith Y. Vasey Trust

Carl F. Vasey, Trustee

Ardith Y. Vasey, Trustee

STATE OF IOWA, **COUNTY OF** JONES

This record was acknowledged before me this 23 day of NOVEMBER, 2020, by Carl F. Vasey and Ardith Y. Vasey as Trustees of the Carl F. Vasey and Ardith Y. Vasey Trust.

Signature of Notary Public

NOTARIAL SEAL IOWA

MICHAEL W. McDONOUGH
Commission Number 138581
My Commission Expires
February 6, 2022

Lots Three Hundred Ten (310), Three Hundred Sixty Three (363), Three Hundred Sixty Four (364), Three Hundred Seventy Six (376), Three Hundred Seventy Seven (377), Three Hundred Seventy Eight (378), Three Hundred Seventy Nine (379), Three Hundred Eighty (380), Three Hundred Eighty One (381), Four Hundred Thirty (430), Four Hundred Thirty One (431) and Four Hundred Thirty Two (432), in Sand Spring, Delaware County, Iowa, according to plat recorded in Book I L.D., Pages 220-221

AND

Lot Three Hundred Eleven (311), Sand Spring, Iowa, according to plat recorded in Book I L.D., Page 220-221