Recorded: 12/22/2020 at 12:35:16.0 PM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $1,404.80
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2020 PG: 4770

Prepared by: Mark R. Van Heukelom, Bradley & Riley PC, P.O. Box 2804, Cedar Rapids, IA 52406-2804; 319-363-0101
Return to/Address tax statement: James P. Kerns & Jody M. Kerns, 2142 110th St., Edgewood IA 52402

TRUSTEE'S WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration, FARMERS STATE BANK, in its capacity as Trustee of the LARRY D. RYAN TRUST u/d/o July 15, 2010, as amended, does hereby convey to JAMES P. KERNS and JODY M. KERNS, husband and wife, as joint tenants with full right of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

THE NORTH ONE HALF (N½) OF THE SOUTHEAST QUARTER (SE¼) AND THE SOUTHEAST QUARTER (SE¼) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION TWENTY-SEVEN (27), TOWNSHIP NINETY (90) NORTH, RANGE FIVE (5) WEST OF THE FIFTH P.M.; ALSO PARCEL 2020-114; IN THE SOUTH HALF (S½) OF THE NORTHEAST QUARTER (NE¼); IN SECTION 27, TOWNSHIP 90 NORTH, RANGE 5 WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 2020, PAGE 4344.

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 purchaser 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 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 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 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 acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: December 16, 2020.

LARRY D. RYAN TRUST u/d/o July 15, 2010, as amended

FARMERS STATE BANK, Trustee

By: _____ IAVP, TO
Laura A. Kamienski, Trust Officer

STATE OF IOWA)
) ss:
COUNTY OF LINN)

On this 18 day of December, 2020, before me, a Notary Public, in and for said county, personally appeared Laura A. Kamienski, to me personally known, who being by me duly sworn did say that that person is a Trust Officer of said Farmers State Bank and that said instrument was signed on behalf of the said Farmers State Bank by authority of its Board of Directors and the said Laura Kamienski acknowledged the execution of said instrument to be the voluntary act and deed of said Farmers Sate Bank and by it voluntarily executed.

_____
Notary Public in and for State

NOTARIAL SEAL IOWA
KARI A CLOTHIER
Commission Number 788677
My Commission Expires
February 24, 2021