Recorded: 12/31/2020 at 8:01:48.0 AM
County Recording Fee: $22.00
Iowa E-Filing Fee: $3.41
Combined Fee: $25.41
Revenue Tax: $0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2020 PG: 4876

Prepared By and Return To: Steven K. Daniels, PO Box 810, Waterloo, IA 50704, (319) 234-4471
Taxpayer Information: Elizabeth Reuter, 10495 Key West Dr., Dubuque, IA 52001

TRUSTEE WARRANTY DEED
(Inter-Vivos Trust)

For the consideration of One ($1.00) Dollar(s) and other valuable consideration, Elizabeth Reuter, Trustee of The Second Restated Elizabeth Reuter 2018 Revocable Trust Agreement does hereby convey to Carol A. Halloran an undivided one-half (½) interest in the following described real estate in Delaware County, Iowa:

See Attached Exhibit "A"

This deed is in consideration of less than $500.

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: December 29, 2020

The Second Restated Elizabeth Reuter 2018
Revocable Trust Agreement

Elizabeth Reuter
By: Elizabeth Reuter, Trustee

STATE OF IOWA)
) ss.
COUNTY OF BLACK HAWK)

This instrument was acknowledged before me this 29th day of December, 2020 by Elizabeth Reuter as Trustee of The Second Restated Elizabeth Reuter 2018 Revocable Trust Agreement.

Mary Rose Shelley
Notary Public – State of Iowa

NOTARIAL SEAL IOWA
MARY ROSE SHELLEY
Commission Number 808127
My Commission Expires
December 26, 2023

EXHIBIT "A"

S 1/2 SE 1/4 of Section 28, Township 87 North, Range 6, West of the 5th P.M., and W 1/2 SW 1/4 of Section 27, Township 87 North, Range 6, West of the 5th P.M., EXCEPTING the following two (2) parcels:
1) The North 495.5 feet of the West 435 feet of the SW 1/4 of the SW 1/4, except the North 35.5 feet; and
2) The South 27.5 feet thereof.