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Rev Transfer Tax $52.00
Rev Stamp# 19 DOV# 20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Premier Escrow

Prepared by: Jase H. Jensen, 3200 37th Avenue SW, Cedar Rapids, Iowa 52404 (319) 396-2410
Return to / taxpayer: Jody Charles Penny and Sheri A. Penny, 760 S. Salt Pl, Golden Valley, AZ 86413

TRUSTEE WARRANTY DEED

For the consideration of One Dollar and other valuable consideration, Saul Muniz and Sara A. Muniz as Trustees of the Saul and Sara Muniz Revocable Trust, UAD the 21st day of February 2017, do hereby Convey to Jody Charles Penny and Sheri A. Penny, 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:

Lot Seven (7) of Keith's Second Subdivision A Subdivision of Part of the SW ¼ of the SE ¼ and part of the SW ¼ Sec. 30, T88N, R4W of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2008, Page 2601

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 this 12 day of December, 2020.

Saul Muniz, Trustee of the
Saul and Sara Muniz Revocable Trust
UAD the 21st day of February 2017

Sara A. Muniz, Trustee of the
Saul and Sara Muniz Revocable Trust
UAD the 21st day of February 2017

STATE OF Iowa, COUNTY OF Linn, ss:

This record was acknowledged before me this 12 day of December, 2020, by Saul Muniz as Trustee of the Saul and Sara Muniz Revocable Trust, UAD the 21st day of February 2017.

TYLER FUNKE
Commission Number 811340
My Commission Expires
June 28, 2021

Signature of Notary Public

STATE OF Iowa, COUNTY OF Linn, ss:

This record was acknowledged before me this 12 day of December, 2020, by Sara A. Muniz as Trustee of the Saul and Sara Muniz Revocable Trust, UAD the 21st day of February 2017.

TYLER FUNKE
Commission Number 811340
My Commission Expires
June 28, 2021

Signature of Notary Public