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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Thomas J. Hanson, 401 E Main St, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information: Nicholas S. Berning and Heather J. Berning, 1844 Wenrose Dr NE, North Liberty, IA 52317

Return Document To: Daniel A. Schulte Trust Agreement executed March 22, 2011 as may be amended, 19210 Goodland Drive, Manchester, IA 52057

Grantors: Daniel A. Schulte as trustee of Daniel A. Schulte Trust Agreement executed March 22, 2011 as may be amended, and Ann L. Schulte as trustee of Ann L. Schulte Trust Agreement executed March 22, 2011 as may be amended

Grantees: Nicholas S. Berning and Heather J. Berning

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

TRUSTEE WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Daniel A. Schulte, Trustee of Daniel A. Schulte Trust Agreement executed March 22, 2011 as may be amended, and Ann L. Schulte, Trustee of Ann L. Schulte Trust Agreement executed March 22, 2011 as may be amended, do hereby Convey to Nicholas S. Berning and Heather J. Berning, 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 Twenty-four (24) of Oak Valley Subdivision, a Subdivision of Parcel J being part of the Fractional Northwest Quarter of the Northwest Quarter (Frl. NW ¼ NW ¼) and part of the Fractional Southwest Quarter of the Northwest Quarter (Frl. SW ¼ - NW ¼) of Section 19, Township 89 North, Range 5 West of the 5th P.M.; and a Subdivision of Parcel D being part of the Northeast Quarter of the Northeast Quarter (NE ¼ -NE ¼) of Section 24, Township 89 North, Range 6 West of the 5th P.M.; all in Delaware County, Iowa, according to Amended Final Plat recorded in Book 2020, Page 3080.

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: Jan 27, 2021.

Daniel A. Schulte Trust Agreement executed March 22, 2011 as may be amended

By _____
Daniel A. Schulte, as Trustee

Ann L. Schulte Trust Agreement executed March 22, 2011 as may be amended

By _____
Ann L. Schulte, as Trustee

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STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on Jan 27, 2021, by Daniel A. Schulte, Trustee of the above-entitled trust.

THOMAS J. HANSON
Commission Number 115040
My Commission Expires
September 22, 2022

Signature of Notary Public

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on Jan 27, 2021, by Ann L. Schulte, Trustee of the above-entitled trust.

THOMAS J. HANSON
Commission Number 115040
My Commission Expires
September 22, 2022

Signature of Notary Public