Book 2021 Page 752

Document 2021 752 Type 03 001 Pages 2
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Rec Amt $12.00 Aud Amt ~~$5.00~~ 10.00 as
Rev Transfer Tax $1,493.60
Rev Stamp# 66

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

TRUSTEE SPECIAL WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)
James C. Holmes, 329 10th Ave SE Ste 126, Cedar Rapids, IA 52401, Phone: (319) 365-6259

Taxpayer Information: (name and complete address)
Dennis C. Freiburger, 2201 275th St., Delhi, IA 52223

Return Document To: (name and complete address)
Dennis C. Freiburger, 2201 275th St., Delhi, IA 52223

Grantors:
Melody A. Lohf, Trustee

Grantees:
Dennis C. Freiburger

Legal Description: See Page 2

Document or instrument number of previously recorded documents: Book 2018 Page 512

TRUSTEE SPECIAL WARRANTY DEED
(Inter Vivos Trust)

For the consideration of One Dollar and other valuable consideration, Melody A. Lohf, as Successor Trustee of the Shirley M. Lighty Revocable Trust Agreement dated 06/08/2012, does hereby convey to Dennis C. Freiburger, the following described real estate in Delaware County, Iowa:

The East one-half (E 1/2) of the Northeast Quarter (NE 1/4) of Section Six (6), Township Eight Seven (87) North, Range Four (4) West of the Fifth P.M., and the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section Thirty One (31), Township Eighty Eight (88) North, Range Four (4) West of the Fifth P.M.
Excepting therefrom the following:
Parcel 2018-37; in the Southeast Quarter of the Southeast Quarter Section 31, Township 88 North, Range 4 West of the 5th P.M., Delaware County, and Parcel 2018-38; in the Northeast Quarter of the Northeast Quarter Section 6, Township 87 North, Range 4 West of the 5th P.M., Delaware County, according to plat recorded in Book 2018, Page 1055

(This deed is given in fulfillment of the real estate contract recorded on March 2, 2018, in Book 2018, Page 512, of the Delaware County, Iowa, Recorder's Office. No Declaration of Value Required, Iowa Code Section 428A.4.)

The grantor does hereby covenant with grantee, and successors in interest, to warrant and defend the real estate against the lawful claims of all persons claiming by, through or under grantor, 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 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.

Dated February 26, 2021.

Melody A. Lohf
as Successor Trustee of the the Shirley M. Lighty Revocable Trust Agreement dated 06/08/2012

STATE OF IOWA, COUNTY OF **BENTON**: ss:

This record was acknowledged before me on February 26, 2021, by Melody A. Lohf, as Successor Trustee of the Shirley M. Lighty Revocable Trust Agreement dated 06/08/2012.

JANICE KENDALL
Commission Number [illegible]
My Commission Expires
11-5-2023

Signature of Notary Public