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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:
Todd J. Locher, 202 2nd Ave NW, PO Box 7, Farley, Iowa 52046
Phone: (563) 744-3359

Taxpayer Information:
Brandon M. and Miranda K. Bell, 204 Frentress Dr, Farley, IA 52046

Return Document To:
Todd J. Locher, 202 2nd Ave NW, PO Box 7, Farley, Iowa 52046

Grantors:
Laura M. Willenbring Trust Dated October 9, 2014

Grantees:
Brandon M. Bell
Miranda K. Bell

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

TRUSTEE WARRANTY DEED
(Inter-Vivos Trust)

For the consideration of Ten Dollar(s) and other valuable consideration, Judith Carr and Janet Sands, Co-Trustees of Laura M. Willenbring Trust Dated October 9, 2014 do hereby convey to Brandon M. Bell and Miranda K. Bell, 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:

> The North one-half (N½) of the Southwest Quarter (SW¼) of Section Twenty Six (26), Township Eighty Eight (88) North, Range Three (3), West of the Fifth P.M., except that part described as commencing at the center of said Section Twenty Six (26), and running thence South 0° 01' West one thousand three hundred sixteen and six-tenths (1316.6) feet to the Southeast corner of said Northeast Quarter (NE¼) of the Southwest Quarter (SW¼), thence North 89° 48' West one thousand fifty eight and one-tenth (1058.1) feet, thence North 2° 06' West one thousand seventy one and three-tenths (1071.3) feet, thence North 85° 46' East twenty four and one-tenth (24.1) feet, thence North 2° 41' West two hundred forty and nine-tenths (240.9) feet, thence East one thousand eighty five (1085.0) feet along the North line of said Southwest Quarter (SW¼) to the point of beginning.

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: March 1, 2021.

Judith Carr
Judith Carr

STATE OF ~~IOWA~~ Florida, COUNTY OF ~~DUBUQUE~~ Marion

This record was acknowledged before me on March 1, 2021, by Judith Carr. As Co-Trustee of the above-entitled trust.

✓ by means of physical presence or
___ online notarization

DEBORAH E KERNS
MY COMMISSION # GG 356449
EXPIRES: July 18, 2023
Bonded Thru Notary Public Underwriters

Deborah E Kerns
Signature of Notary Public