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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. 107
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Justin Vorwald, 132 South Main Street, P.O. Box 306, Elkader, Iowa 52043
Phone: (563) 245-1722

Taxpayer Information: (Name and complete address)
Ms. Deanna K. Hansel, 308 East Union Street, Edgewood, IA 52042

Return Document To: (Name and complete address)
Ms. Deanna K. Hansel, 308 East Union Street, Edgewood, IA 52042

Grantors:
Rose Ann Kelchen, as Trustee
of the Rose Ann Kelchen
Revocable Trust Under Agreement
Dated September 4, 2008

Grantees:
Deanna K. Hansel

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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TRUSTEE WARRANTY DEED
(INTER-VIVOS TRUST)

For the consideration of One and no/100 Dollar(s) and other valuable consideration, Rose Ann Kelchen (Trustee) ~~(Co-Trustees)~~ of the Rose Ann Kelchen Revocable Trust Under Agreement Dated September 4, 2008 does hereby convey to Deanna K. Hansel, a married person the following described real estate in Delaware County, Iowa: The South one hundred (100) feet of the East one-half (E 1/2) of Lot Ten (10), and the South one hundred (100) feet of Lots Eleven (11) and Twelve (12), Block One (1), Gifford's Addition to the Town of Edgewood, Delaware County, Iowa, according to the plat recorded in Book 1 Plats, Page 6.

AND

East one half of the North Twenty-five (25) feet, Lot Ten (10) Block One (1) and the North Twenty-five (25) feet of Lots Eleven (11) and Twelve (12), all in Block One (1) of Gifford's Addition to Edgewood, Delaware County, Iowa.

This deed is exempt according to Iowa Code 428A.2(21).

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 4-16-21.

Rose Ann Kelchen
Rose Ann Kelchen
As (Trustee) ~~(Co-Trustee)~~ of
the above-entitled trust

As (Trustee) ~~(Co-Trustee)~~ of
the above-entitled trust

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Acknowledgment for Individual Trustee

STATE OF IOWA, COUNTY OF Clayton

This record was acknowledged before me on 4-16-21, by Rose Ann Kelchen.

As (Trustee) ~~(Co-Trustee)~~ of the above entitled trust.

Justin Vorwald
Signature of Notary Public

JUSTIN VORWALD
Commission Number 764769
My Commission Expires
September 22, 2022

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____.

As (Trustee) ~~(Co-Trustee)~~ of the above entitled trust.

_____
Signature of Notary Public

Acknowledgment for Corporate Trustee

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____,

as _____,

of _____.

As (Trustee) (Co-Trustee) of the above entitled trust.

_____
Signature of Notary Public

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____,

as _____,

of _____.

As (Trustee) (Co-Trustee) of the above entitled trust.

_____
Signature of Notary Public