Recorded: 5/3/2021 at 3:05:54.0 PM
County Recording Fee: $22.00
Iowa E-Filing Fee: $3.00
Combined Fee: $25.00
Revenue Tax: $551.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 1618

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:
Jon M. McCright, 526 2nd Avenue SE, Cedar Rapids, IA 52401, Phone: (319) 365-9101

Taxpayer Information:
Timothy J. Burke and Regina M. Burke

Return Address
Timothy J. Burke, 3131 110th Avenue, Ryan, IA 52330

Grantors:
Diane M. Knott, Trustee

Grantees:
Timothy J. Burke and Regina M. Burke

Legal Description: See Page 2

Document or instrument number of previously recorded documents: N/A

TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of One Dollar(s) and other valuable consideration, Diane M. Knott, Trustee of the Diane M. Knott Revocable Trust dated March 6, 2021 do hereby convey to Timothy J. Burke and Regina M. Burke, husband and wife, as joint tenants with full rights of survivorship, the following described real estate in Delaware County, Iowa:

Parcel B of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) Section Nineteen (19) Township Eighty-Seven North (T87N), Range Six West (R6W) of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 8 Plats, Page 151

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: 5-1-2021

The Diane M. Knott Revocable Trust
dated March 6, 2021

Diane M. Knott
As Trustee of the above-entitled trust

STATE OF IOWA, COUNTY OF LINN

This record was acknowledged before me on May 1, 2021, by Diane M. Knott, Trustee of the Diane M. Knott Revocable Trust dated March 6, 2021.

Jon M McCright
Signature of Notary Public

