Recorded: 5/5/2021 at 8:23:10.0 AM
County Recording Fee: $27.00
Iowa E-Filing Fee: $3.85
Combined Fee: $30.85
Revenue Tax: $18.40
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 1637

TRUSTEE WARRANTY DEED

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

Preparer Information: (Name, address and phone number)
Steven E. Carr, 117 S. Franklin Street, PO Box 333, Manchester, Iowa 52057
Phone: (563) 927-4164

Taxpayer Information: (Name and complete address)
JoEllen Maly Hoth, 6048 Nikonha Place, Burlington, IA 52601

Return Document To: (Name and complete address)
JoEllen Maly Hoth, 6048 Nikonha Place, Burlington, IA 52601

Grantors:
Parker W. Fransen, Co-Trustee
Mary Kay Fransen, Co-Trustee

Grantees:
JoEllen Maly Hoth, Trustee

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 $12,000.00 Dollar(s) and other valuable consideration, Parker W. Fransen and Mary Kay Fransen ~~(Trustee)~~ (Co-Trustees) of the Parker W. Fransen and Mary Kay Fransen Trust under Agreement dated May 23, 2013 does hereby convey to See 1 in Addendum the following described real estate in Delaware County, Iowa: Parcel 2020-106, Part Of The NE ¼ - NE ¼, Section 9, T90N, R6W Of The 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2020, Page 4452

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 4-28-2021.

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

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

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Acknowledgment for Individual Trustee

STATE OF IOWA, COUNTY OF DELAWARE
This record was acknowledged before me on April 28, 2021, by Parker W. Fransen.

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

Signature of Notary Public

STEVEN E CARR
Commission Number 713328
My Commission Expires
October 30, 2022

STATE OF IOWA, COUNTY OF DELAWARE
This record was acknowledged before me on April 28, 2021, by Mary Kay Fransen.

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

Signature of Notary Public

STEVEN E CARR
Commission Number 713328
My Commission Expires
October 30, 2022

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

Addendum

1. JOELLEN MALY HOTH, TRUSTEE OF THE STEVEN S. HOTH MARITAL TRUST CREATED UNDER THE LAST WILL AND TESTAMENT OF STEVEN S. HOTH EXECUTED MARCH 16, 2012