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Rev Transfer Tax $18.40
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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Prepared by: Nicolas AbouAssaly, Simmons Perrine Moyer Bergman PLC
and return to: 115 Third Street SE - Suite 1200, Cedar Rapids, Iowa 52401 (319) 366-7641
Nicolas AbouAssaly ISBA No. LI0014597 **SPACE ABOVE THIS LINE FOR RECORDER**

Address Tax Statement: Parker and Mary Kay Fransen, Trustees 1290 110th St., Strawberry Point, IA 52076

TRUSTEE WARRANTY DEED

For the consideration of one dollar and other valuable consideration, JOELLEN MALY HOTH AS TRUSTEE OF THE STEVEN S. HOTH MARITAL TRUST CREATED UNDER THE LAST WILL AND TESTAMENT OF STEVEN S. HOTH EXECUTED MARCH 16, 2012, does hereby convey to PARKER W. FRANSEN and MARY KAY FRANSEN AS TRUSTEES OF THE PARKER W. FRANSEN AND MARY KAY FRANSEN TRUST UNDER AGREEMENT DATED MAY 23, 2013, the following described real estate in Delaware County, Iowa:

The East twelve fortieths (12/40) of the Southwest Quarter (SW¼) of the Southeast Quarter (SE¼) of Section Four (4), Township Ninety (90) North, Range Six (6), West of the Fifth P.M.,

subject to covenants, conditions, restrictions and easements of record.

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: 4/21/2024

JoEllen Maly Hoth Trustee

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

STATE OF IOWA, COUNTY OF DES MOINES, ss:

This record was acknowledged before me this 21 day of April, 2021, by **JOELLEN MALY HOTH AS TRUSTEE OF THE STEVEN S. HOTH MARITAL TRUST CREATED UNDER THE LAST WILL AND TESTAMENT OF STEVEN S. HOTH EXECUTED MARCH 16, 2012.**

Notary Public in and for said State
My Commission Expires: 11-29-2022

JENNIFER EVANS
Commission Number 713828
My Commission Expires
11-29-2022