Recorded: 3/18/2022 at 11:06:31.0 AM
County Recording Fee: $12.00
Iowa E-Filing Fee: $3.00
Combined Fee: $15.00
Revenue Tax: $1,103.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 887

Prepared by / Return to: Gary J. Streit, Shuttleworth & Ingersoll, P.L.C., 115 Third Street S.E., Suite 500, P.O. Box 2107, Cedar Rapids, IA 52406-2107; Phone: (319) 365-9461.

Taxpayer Information: Todd E. McManus and Kelly J. McManus, 26357 212th Avenue, Delhi, IA 52223

TRUSTEE WARRANTY DEED

For valuable consideration, Rebecca Morgan, as Successor Trustee of the George Wall Revocable Trust, dated June 3, 2015, and any amendments thereto, does hereby convey to Todd E. McManus and Kelly J. McManus, wife and husband, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

> Lot Sixteen (16) of Stone's First Addition to Delaware County, Iowa, according to plat recorded in Book 2 Plats, Page 90, and re-recorded in Book 3 Plats, Page 109; also lake frontage running to the middle of the Maquoketa River bed with regard to said Lot Sixteen (16).

Subject to covenants, easements, and restrictions of record.

The grantor does hereby covenant with grantee, and successors in interest, that grantor holds the real estate by title in fee simple; that it 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. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

The grantor further warrants to the grantee 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 persons creating the trust were under no disability or infirmity at the time the trust was created; that the transfer by the trustees to the grantee is effective and rightful; and that the trustees know 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 acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Date: March 14, 2022

GEORGE WALL REVOCABLE TRUST,
DATED JUNE 3, 2015

Rebecca Morgan, Successor Trustee

STATE OF IOWA, COUNTY OF LINN, SS:

This instrument was acknowledged before me on this 14th day of March, 2022, by Rebecca Morgan as Successor Trustee.

MEGAN E. COZAD
Commission Number 779926
My Commission Expires
8/21/2022

Notary Public in and for the State of Iowa