Recorded: 12/15/2022 at 2:41:45.0 PM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $89.60
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 3662

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Stephanie A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, IA 50644, Phone: 319-334-3704

Taxpayer Information: Miranda S. Axline, 121 E Acers Street, Manchester, IA 52057

Return Document To: Stephanie A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, IA 50644

Grantors: Betty Jean Neuhaus Trust

Grantees: Miranda S. Axline

Legal Description: See Page 2

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

TRUSTEE WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Stacy Spratt aka Stacy Neuhaus, Trustee of the Betty Jean Neuhaus Trust does hereby convey to Miranda S. Axline, a single person, the following described real estate in Delaware County, Iowa:

That part of Orchard Lot described as commencing at a point 260 feet East of the Northwest Corner of said Orchard Lot, and running thence East 59 feet, thence South 315 feet, thence West 59 feet, thence North 315 feet to the point of beginning, in Henry Acers Addition to the City of Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 1.

***There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.**

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: December 2, 2022.

Betty Jean Neuhaus Trust

Stacy Spratt

Stacy Spratt aka Stacy Neuhaus, Trustee

STATE OF IOWA, COUNTY OF BUCHANAN

This record was acknowledged before me on December 2, 2022, by Stacy Spratt aka Stacy Neuhaus, Trustee of the Betty Jean Neuhaus Trust.

STEPHANIE SAILER
Notarial Seal - Iowa
Commission Number 792943
My Commission Expires Oct 29, 2024

Stephanie Sailer

Signature of Notary Public