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Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $383.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Steven E Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Phone: 563-927-4164

Taxpayer Information: James B. Harbach and Randy R. Harbach, 17740 221st, Manchester, IA 52057

Return Document To: James B. Harbach and Randy R. Harbach, 17740 221st, Manchester, IA 52057

Grantors: Paul A. Hutchings as Trustee of the Paul A. Hutchings Revocable Trust dated 9/23/1997

Grantees: James B. Harbach and Randy R. Harbach

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

TRUSTEE WARRANTY DEED

For the consideration of Two Hundred Forty Thousand Dollar(s) and other valuable consideration, Paul A. Hutchings as Trustee of the Paul A. Hutchings Revocable Trust dated 9/23/1997, does hereby Convey to James B. Harbach and Randy R. Harbach, as tenants in common, the following described real estate in Delaware County, Iowa:

The West one-half (½) of the Northwest Quarter (NW¼) of Section Thirty-Three (33), Township Eighty-Eight (88) North, Range Four (4), West of the 5th P.M., Delaware County, Iowa

This deed is given in fulfillment of real estate contract filed December 3, 2010 in Book 2010, Page 3901.

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: 16 Dec 2022.

Paul A. Hutchings as Trustee of the
Paul A. Hutchings Revocable Trust dated 9/23/1997

By _____
Paul A. Hutchings, as Trustee

STATE OF NC, COUNTY OF Alamance

This record was acknowledged before me on 16 Dec 2022, by Paul A. Hutchings, Trustee of the above-entitled trust.

DWAINE M SOWLES
NOTARY PUBLIC
ALAMANCE COUNTY
STATE OF NORTH CAROLINA
MY COMMISSION EXPIRES 09/30/2024

_____
Signature of Notary Public

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