Recorded: 1/12/2023 at 3:40:20.0 PM
County Recording Fee: $22.00
Iowa E-Filing Fee: $3.00
Combined Fee: $25.00
Revenue Tax: $589.60
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 102

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

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

Taxpayer Information: Manchester Enterprises, Inc., 217 N Franklin Street, Manchester, IA 52057

Return Document To: Manchester Enterprises, Inc., 217 N Franklin Street, Manchester, IA 52057

Grantors: June Marie Stamy, Robert James Gudenkauf and Thomas Joseph Gudenkauf as co-trustees of DA Gudenkauf Family trust

Grantees: Manchester Enterprises, Inc.

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

TRUSTEE WARRANTY DEED

For the consideration of Three Hundred Sixty-Eight Thousand Six Hundred Dollar(s) and other valuable consideration, June Marie Stamy, Robert James Gudenkauf and Thomas Joseph Gudenkauf, Co-Trustees of DA Gudenkauf Family Trust, does hereby Convey to Manchester Enterprises, Inc., a corporation organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

One half interest in:
Parcel 2022-130, Part of Lot 5 of Fink's subdivision in Section 6, T88N, R5W of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2022, Page 3167

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: January 16, 2023.

DA Gudenkauf Family Trust

By June M. Stamy
June Marie Stamy, as Trustee

By Robert J Gudenkauf
Robert James Gudenkauf, as Trustee

By
Thomas Joseph Gudenkauf, as Trustee

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STATE OF IOWA, COUNTY OF Linn

This record was acknowledged before me on January 10, 2023, by June Marie Stamy, Trustee of the above-entitled trust.

TROY R. LOUWAGIE
Commission Number 701554
My Commission Expires
February 4, 2024

Signature of Notary Public

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on January 12, 2023, by Robert James Gudenkauf, Trustee of the above-entitled trust.

TROY R. LOUWAGIE
Commission Number 701554
My Commission Expires
February 4, 2024

Signature of Notary Public

STATE OF IOWA, COUNTY OF Linn

This record was acknowledged before me on January 10, 2023, by Thomas Joseph Gudenkauf, Trustee of the above-entitled trust.

TROY R. LOUWAGIE
Commission Number 701554
My Commission Expires
February 4, 2024

Signature of Notary Public