Recorded: 2/3/2023 at 10:08:01.0 AM
County Recording Fee: $37.00
Iowa E-Filing Fee: $3.00
Combined Fee: $40.00
Revenue Tax: $0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 260

TRUSTEE'S DEED

Prepared by and return To:

Peter H. Wessels
Wessels & Wierman, P.C.
423 17th Street, Suite 102
Rock Island, IL 61201
(309) 794-9400

Taxpayer Information:

Andrew J. Willwerth, Trustee of the Tyler Douglas Ryan Trust
1420 Baxter Avenue
Fairbank, IA 50629

GRANTORS:
Andrew J. Willwerth and Cynthia A. Lacey as Co-Trustees of the Mitchell Family Trust dated July 10, 2019

GRANTEES:
Andrew J. Willwerth as Trustee of the Tyler Douglas Ryan Trust dated January, 2023

Legal Description: See Page 5
Document or Instrument Number of Previously recorded Documents: 2020-4285

WLO

TRUSTEE'S DEED

THIS INDENTURE made this 16th day of January, 2023 between Andrew J. Willwerth and Cynthia A. Lacey, as Co-Trustees of the Mitchell Family Trust dated July 10, 2019, under the provisions of a Warranty Deed, duly recorded and delivered to said Trustee, Party of the First Part, and Andrew J. Willwerth as Trustee of the Tyler Douglas Ryan Trust dated January, 2023, Party of the Second Part.

W I T N E S S E T H :

That said Party of the First Part, in consideration of the sum of ONE DOLLAR ($1.00) and other good and valuable consideration in hand paid, do hereby grant, sell, and convey unto said Party of the Second Part the following described real estate situated in the County of Delaware and State of Iowa, to-wit:

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE

CONSIDERATION LESS THAN $500.00. TRANSFER TAX STAMPS EXEMPT.

This Deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustees by the terms of said Warranty Deed delivered to said Trustee in pursuance of the Trust Agreement above mentioned. Party of the First Part does hereby warrant to the Party of the Second Part:

(a) that the Trust Agreement pursuant to which this transfer is made is duly executed and in existence.

(b) that, to the knowledge of the Trustees, the person creating the Trust Agreement was under no disability or infirmity at the time the Trust Agreement was created.

(c) that the transfer by the Party of the First Part to the Party of the Second Part is effective and rightful.

(d) that the Party of the First Part knows of no facts or legal claims which might impair the validity of the Trust or the validity of the transfer.

IN WITNESS WHEREOF, said Party of the First Part have caused their names to be signed to these presents all as of the day and year first above written.

CONSIDERATION LESS THAN $500.00. TRANSFER TAX STAMPS EXEMPT.

ANDREW J. WILLWERTH, Co-Trustee

STATE OF IOWA)
) SS
COUNTY OF BLACK HAWK)

The undersigned, a Notary Public in and for said County and State aforementioned, does hereby certify that Andrew J. Willwerth as Co-Trustee of the Mitchell Family Trust is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as Co-Trustee, he signed and delivered the said instrument as the free and voluntary act and deed of the person and of the Trustees, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 1st day of February, 2023.

Notary Public

NOTARIAL SEAL IOWA
PETER H WESSELS
Commission Number 792495
My Commission Expires
March 07, 2025

CONSIDERATION LESS THAN $500.00. TRANSFER TAX STAMPS EXEMPT.

CYNTHIA A. LACEY, Co-Trustee

STATE OF ILLINOIS)
) SS
COUNTY OF ROCK ISLAND)

The undersigned, a Notary Public in and for said County and State aforementioned, does hereby certify that Cynthia A. Lacey as Co-Trustee of the Mitchell Family Trust is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as Co-Trustee, she signed and delivered the said instrument as the free and voluntary act and deed of the person and of the Trustees, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 16th day of January, 2023.

Notary Public

NOTARIAL SEAL IOWA
PETER H WESSELS
Commission Number 792495
My Commission Expires
March 07, 2025

CONSIDERATION LESS THAN $500.00. TRANSFER TAX STAMPS EXEMPT.

EXHIBIT "A"

The South one-half (S ½) of the East one-half (E ½) of Lot Seventy Four (74), Henry Acers' Addition to Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 1

CONSIDERATION LESS THAN $500.00. TRANSFER TAX STAMPS EXEMPT.