Recorded: 2/26/2025 at 11:00:24.0 AM
County Recording Fee: $27.00
Iowa E-Filing Fee: $3.00
Combined Fee: $30.00
Revenue Tax: $364.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 500

TRUSTEE SPECIAL WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:
Jennifer Jaschen, 4817 University Avenue, Suite D, Cedar Falls, IA 50613 (319-553-3400)

Taxpayer Information:
David L. Steinbron and Julie M. Steinbron, 116 Delhi Road, Manchester, IA 52057

Return Document To:
David L. Steinbron and Julie M. Steinbron, 116 Delhi Road, Manchester, IA 52057

Grantors:
Brian K. Cassman, Trustee under the provisions of a Trust Agreement created by Phyllis A. Cassman and dated the 11th day of April 2012

Grantees:
David L. Steinbron and Julie M. Steinbron

Legal Description: See Attached.

Document or instrument number of previously recorded documents:

TRUSTEE SPECIAL WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Brian K. Cassman, Trustee under the provisions of a Trust Agreement created by Phyllis A. Cassman and dated the 11th day of April 2012, does hereby convey to David L. Steinbron and Julie M. Steinbron, a married couple, as Joint Tenants with Full Rights of Survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

See attached Exhibit "A".

Subject to restrictions, covenants, easements, ordinances and limited access provisions of record.

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 grantors do hereby covenant with grantees, and successors in interest, to warrant and defend the real estate against the lawful claims of all persons claiming by, through or under grantors, except as may be above stated.

The grantors further warrant 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 grantors the persons creating the trusts were under no disability or infirmity at the time the trusts were 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 trusts 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 February 21, 2025.

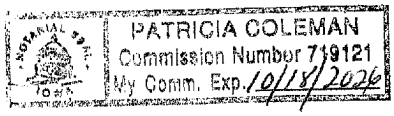
The Phyllis A. Cassman Trust Agreement dated the 11th day of April 2012

Brian K. Cassman, Trustee

By: Brian K. Cassman, Trustee

STATE OF Iowa, COUNTY OF Delaware:

This record was acknowledged before me on February 21, 2025, by Brian K. Cassman, Trustee under the provisions of a Trust Agreement created by Phyllis A. Cassman and dated the 11th day of April 2012.



Patricia Coleman
Signature of Notary Public

Exhibit "A"

Lots One (1), Two (2), and Three (3) of FAH Sub-Division of Lot Eleven (11) in Facorah Addition to Manchester, Iowa, according to plat recorded in Book 2 Plats, Page 84, except the East thirty five (35) feet of said Lot Three (3) and also except that part of Lot One (1) described as beginning at the Northwesterly corner of Lot Nine (9) of Facorah Addition to Manchester, Iowa, which said corner abuts on the South right-of-way line of the Illinois Central Railroad, thence Southeasterly along the Northeasterly line of said Lot Nine (9) a distance of seventy and eight-tenths (70.8) feet to the Northeasterly corner of said Lot Nine (9), thence Northeasterly on an extension of the Easterly line of said Lot Nine (9) to the South line of the Illinois Central Railroad, thence West along the South line of the Illinois Central Railroad to the point of beginning; also all that portion of vacated FAH Street described as commencing at the Northwest corner of Lot Ten (10) of said FAH Sub-Division, thence North 0° 34' West fifty (50) feet, thence in a Westerly direction along the South line of Lots One (1) and Two (2) of said FAH Sub-Division to the Northeast corner of Lot Seven (7) of said Facorah Addition, thence in a Southwesterly direction along the East line of said Lot Seven (7) a distance of one hundred twenty five (125) feet to the Southeast corner of said Lot Seven (7), thence Southeasterly along the Northern boundary of Delhi Road a distance of sixty (60) feet to the Southwest corner of Lot Six (6) of said Facorah Addition, thence Northeasterly along the Western boundary of said Lot Six (6) a distance of one hundred eight and two-tenths (108.2) feet, thence East along the Northern most boundary of said Lot Six (6) a distance of thirty one (31) feet to the point of beginning; also that part of vacated FAH Street described as commencing at the Northwest corner of Lot Ten (10) of said FAH Sub-Division, thence North 0° 34' West fifty (50) feet, thence North 89° 44' East one hundred forty eight and fifteen hundredths (148.15) feet, thence South 0° 34' East fifty (50) feet, thence South 89° 44' West one hundred forty eight and fifteen hundredths (148.15) feet to the point of beginning; except the North thirty (30) feet of vacated FAH Street abutting the East thirty five (35) feet of Lot Three (3) of said FAH Sub-Division, except the North thirty (30) feet of vacated FAH Street abutting the West forty four and twenty five hundredths (44.25) feet of Lot Four (4) of said FAH Sub-Division, and also except that part of vacated FAH Street described as commencing at the Northwest corner of Lot Ten (10) of said FAH Sub-Division, thence North 0° 34' West twenty (20) feet, thence North 89° 44' East one hundred forty eight and fifteen hundredths (148.15) feet, thence South 0° 34' East twenty (20) feet, thence South 89° 44' West one hundred forty eight and fifteen hundredths (148.15) feet along the North line of said Lot Ten (10) to the point of beginning