Recorded: 3/7/2025 at 9:28:01.0 AM
County Recording Fee: $22.00
Iowa E-Filing Fee: $3.00
Combined Fee: $25.00
Revenue Tax: $463.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 589

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Nathan D. Runde, 2080 Southpark Ct., Dubuque, IA 52003, Tel: 563 582-2926

Taxpayer Information: Maria Elgin, 272 Meadow Brook Trail., Manchester, IA 52057

Return Document To: Maria Elgin, 272 Meadow Brook Trail., Manchester, IA 52057

Grantors: An undivided one-half interest to Bruce I. Schneider and Margie L. Schneider, Co-Trustees of Bruce I. Schneider Revocable Trust Agreement dated October 4, 2024, and an undivided one-half interest to Margie L. Schneider and Bruce I. Schneider, Co-Trustees of Margie L. Schneider Revocable Trust Agreement dated October 4, 2024

Grantees: Maria Elgin

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

TRUSTEE WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, An undivided one-half interest to Bruce I. Schneider and Margie L. Schneider, Co-Trustees of Bruce I. Schneider Revocable Trust Agreement dated October 4, 2024, and an undivided one-half interest to Margie L. Schneider and Bruce I. Schneider, Co-Trustees of Margie L. Schneider Revocable Trust Agreement dated October 4, 2024 do hereby Convey to Maria Elgin, the following described real estate in Delaware County, Iowa:

Lot Twenty (20) of Meadow Brook Trail Addition No. 3 A Subdivision Of Lot 1 And Lot 16 Of Block 3 Of Meadow Brook Trail Addition SE 1/4 - SE 1/4, Sec. 28, T89N, R5W Of The 5th P.M., City Of Manchester, Delaware County, Iowa, according to plat recorded in Book 2022, Page 2851

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: February 11, 2025.

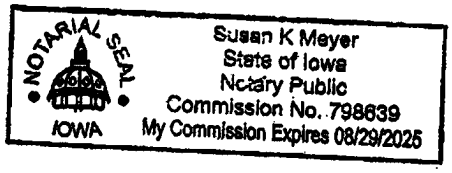
Bruce I. Schneider Revocable Trust Agreement dated October 4, 2024

By Bruce I. Schneider
Bruce I. Schneider, Co-Trustee

By Margie L. Schneider
Margie L. Schneider, Co-Trustee

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Margie L. Schneider Revocable Trust Agreement
dated October 4, 2024

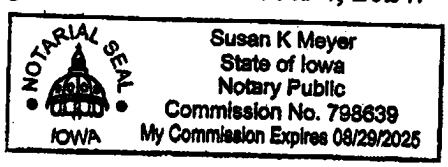


By Margie L. Schneider
Margie L. Schneider, Co-Trustee

By Bruce I. Schneider
Bruce I. Schneider, Co-Trustee

STATE OF IOWA, COUNTY OF Delaware

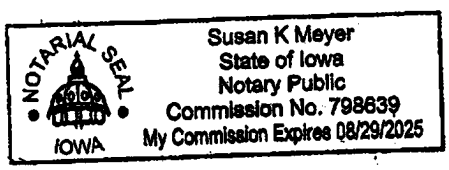
This record was acknowledged before me on February 11, 2025, by Bruce I. Schneider & Margie L. Schneider, Co-Trustee of the Bruce I. Schneider Revocable Trust Agreement dated October 4, 2024.



Susan K Meyer
Signature of Notary Public

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on February 11, 2025, by Margie L. Schneider & Bruce I. Schneider, Co-Trustee of the Margie L. Schneider Revocable Trust Agreement dated October 4, 2024.



Susan K Meyer
Signature of Notary Public

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