



Doc ID: 021618640002 Type: LAN
Recorded: 10/03/2018 at 02:00:46 PM
Fee Amt: \$976.20 Page 1 of 2
Revenue Tax: \$959.20
Scott County Iowa
Lita A. Vargas Recorder

File 2018-00031515

**TRUSTEE'S WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information:

Ralph W. Heninger, 101 W. 2nd St., Ste. 501, Davenport, IA 52801, Phone: (563) 324-0418

Taxpayer Information:

WCT Investments, LLC – Davenport Series, an Illinois limited liability company
2813 N. Main St., Peoria, IL 61611

Return Address

Pastrnak Law Firm 313 W. Third St., Davenport Iowa 52801

Grantor:

June M. Schindler Revocable Trust dated 3-30-10

Grantee: WCT Investments, LLC – Davenport Series, an Illinois limited liability company

Legal Description: See page 2

Document or instrument number of previously recorded documents:

TRUSTEE WARRANTY DEED

For the consideration of One Dollar and other valuable consideration, June M. Schindler, Trustee of June M. Schindler Trust dated March 10, 2010 does hereby convey to WCT Investments Davenport and Series, LLC, an Iowa limited liability company the following described real estate in Scott County, Iowa:

Lot 6 of Hanlin's Addition to the Northwest Quarter of the Southeast Quarter of Section 7, Township 78 North, Range 4 East of the 5th P.M., situated in Scott County, Iowa, except that part conveyed to the City of Davenport, Iowa in a Warranty Deed filed May 10, 1977 and recorded as Document No. 8216-77 in the Recorder's Office of Scott County, Iowa.

Subject to easements and restrictions of record.

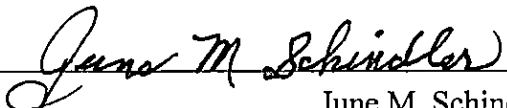
The grantor hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above 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: October 1, 2018

June M. Schindler Trust dated March 10, 2010



June M. Schindler, Trustee

STATE OF IOWA, COUNTY OF SCOTT

This record was acknowledged before me on October 1, 2018, by June M. Schindler as Trustee of the June M. Schindler Trust dated March 10, 2010.





Notary Public