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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. 107
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Robert N. Downer, 122 South Linn Street, Iowa City, IA 52240, Phone: (319) 338-9222

Taxpayer Information: (Name and complete address)
Hartwick Marina, Inc.
22140 - 261st Street
Delhi, IA 52223

Return Document To: (Name and complete address)
(X) Community Savings Bank
P.O. Box 77
Edgewood, IA 52042

Grantors:
Marcheta R. Cooey-Lux, a/k/a
Marcheta Roberta Cooey-Lux,
f/k/a Marcheta R. Cooey and
Ralph Douglas Cooey, as
Trustees of the Trust U/W/O
Archie W. Cooey, Jr., Deceased

Grantees:
Hartwick Marina, Inc.

Legal description: See Page 2X 4

Document or instrument number of previously recorded documents:

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THE IOWA STATE BAR ASSOCIATION Official Form No. 107	Robert N. Downer	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of ONE ($1.00) Dollar(s) and other valuable consideration, Marcheta R. Cooey-Lux, a/k/a Marcheta Roberta Cooey-Lux, f/k/a Marcheta R. Cooey, and Ralph Douglas Cooey, as Trustees of the Trust (Trustee) (~~XXXXXXXX~~) of U/W/O Archie W. Cooey, Jr., Deceased

does hereby convey to Hartwick Marina, Inc. the following described real estate in DELAWARE County, Iowa: See 1 in Addendum

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 this 6th day of ~~May~~ June, 2015.
June Rae 6/6/2015

By: Marcheta R Cooey Lux
Marcheta R. Cooey-Lux, a/k/a Marcheta Roberta Cooey-Lux , f/k/a Marcheta R. Cooey (title)

By: _____ (title)
As ~~XXXXXX~~ (Co-Trustee) of The above entitled trust

Ralph Douglas Cooey

As ~~XXXXXX~~ (Co-Trustee) of The above entitled trust

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me this 9th day of ~~May~~ June, 2015, by Marcheta R. Cooey-Lux, a/k/a Marcheta Roberta Cooey-Lux, f/k/a Marcheta R. Cooey.

ANNE RAVE
Commission Number 757507
My Commission Expires
March 25, 2018

Anne Rave
Signature of Notary Public

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STATE OF COLORADO, COUNTY OF Boulder

This record was acknowledged before me this 6th day of May, 2015,
by Ralph Douglas Cooey.

Signature of Notary Public

MATTHEW LEMASTER
Notary Public
State of Colorado
Notary ID 20134034185
My Commission Expires May 31, 2017

STATE OF _____, COUNTY OF _____

This record was acknowledged before me this ____ day of _____, _____,
by _____.

Signature of Notary Public

STATE OF _____, COUNTY OF _____

This record was acknowledged before me this ____ day of _____, _____,
by _____.

Signature of Notary Public

STATE OF _____, COUNTY OF _____

This record was acknowledged before me this ____ day of _____, _____,
by _____.

Signature of Notary Public

Addendum

1. An undivided one-half (1/2) interest in and to Lot Two (2) of Hartwick Lake Club North Fifth Subdivision Part Of The SW 1/4 - Fr. SW 1/4, Part Of Lot 4 Of Hartwick Lake Club North Third Subdivision Sec. 19, T88N, R4W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2015, Page 644, subject to easements and restrictions of record.
   Grantor reserves the right to access the adjoining property on the south and north via a gate on the above described property and a lane extending to Grantor's said property.