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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 2nd day
of July AD 2015
Carla K. Becker Auditor
By S. Hildebrand Deputy

TRUSTEE WARRANTY DEED

Recorder's Cover Sheet

Preparer Information:

Mark F. Conway
c/o Swisher & Cohrt, PLC
PO Box 1200, 528 W. 4th St.
Waterloo, IA 50704
319-232-6555

Taxpayer Information:

XL Investments, LLC
251 Leonard Ave.
Evansdale, IA 50707

Return Document To:

Mark F. Conway
c/o Swisher & Cohrt, PLC
PO Box 1200, 528 W. 4th St.
Waterloo, IA 50704
319-232-6555

Grantor(s):

Trustee of the Larry D. Becker Revocable Trust U/A dated September 29, 1998

Grantee(s):

XL Investments, LLC

Legal Description: See Page 3&4

Document or instrument number of previously recorded documents: _____

TRUSTEE WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Mary L. Becker, Trustee of the Larry D. Becker Revocable Trust U/A dated September 29, 1998, hereby conveys to XL Investments, LLC, the following real estate in Delaware County, Iowa:

See attached Legal Description. on pgs. 3&4.

This Deed is exempt under Iowa Code § 428A.2(21) as a Deed given without consideration.

The grantor hereby covenants with grantee(s), 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 grantee(s) 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: 6/23, 2015.

Larry D. Becker Revocable Trust U/A dated September 29, 1998

By: Mary L. Becker
Mary L. Becker, Trustee

STATE OF IOWA, COUNTY OF BLACK HAWK) ss:

This instrument was acknowledged before me on June 23, 2015, by Mary L. Becker, as Trustee of the above entitled Trust.

MARK F. CONWAY
COMMISSION NO. 161900
MY COMMISSION EXPIRES
AUGUST 23, 2015

Notary Public in and for the State of Iowa

Legal Description

1. Lot No. 1 on a Plat of H.L.C. First Sudivision of part of the Northwest Quarter (NW¼) of the Northeast Quarter (NE¼) of Section Thirty (30), Township 88 North, Range 4, West of the 5th P.M., Delaware County, Iowa; said lot and real estate is subject to perpetual usuage flowage rights of record; according to plat recorded in Book 3, page 46 of the Office of the Delaware County, Iowa, Recorder.

and

All lake frontage running to the middle of the Maquoketa River bed with regard to to the above described real estate

2. Lots No. 17, 18, 20, all of H.L.C. Second Subdivision of part of the North One-Half (N½) of Section Thirty (30) , Township Eighty-Eight (88) North, Range Four (4), West of the 5th P.M., and that part of Lot No. 19 of said H.L.C. Second Subdivision described as commencing at the Western-most corner of said Lot 19, thence North 11°-52' East 41.09 feet, thence South 79°-38' East 270.0 feet thence North 23°-44' East 182.15 feet, thence South 26°-19' East 196.20 feet, thence South 55°-45' East 172.55 feet to a point where said line intersects the random line on the Easterly side of said Lot 19, thence South 17°-46' West 71.88 feet, thence North 62°-57' West 220.25 feet, thence North 54°-34' West 40.0', thence North 62°-57' West 331.71 feet to the point of beginning, all according to plat recorded in Plat Book 4, Pages 76 & 77, Office of Delaware ounty , Iowa, Recorder, together with all easements and servient estates appurtenant thereto, and subject to Protective Covenants and Restrictions recorded in Book R of Misc., page 48 in said office, and subject to any later modifications of said covenants and restrictions and said plat.

See attached Exhibit "A" for ~~XXXXXXXXXX~~ legal discription.

and

All lake frontage running to the middle of the Maquoketa River bed with regard to the above described real estate

EXHIBIT "A"

That part of Lot Nineteen (19) of the plat of H.L.C. Second Subdivision of part of the North One-Half (N 1/2) of Section Thirty (30), Township Eighty-Eight North (T88N), Range Four West (R4W) of the Fifth P.M., Delaware County, Iowa, described as:

commencing at the Southeasterly corner of said Lot Nineteen (19),

thence North 17°-46'-00" East 26.60 feet along the Easterly line of said Lot Nineteen (19) to the point of beginning,

thence North 61°-08'-20" West 221.48 feet,

thence South 62°-57'-00" East 220.25 feet,

thence South 17°-46'-00" West 7.06 feet to the point of beginning,

said parcel containing approximately 761.72 square feet.