Entered for taxation 12th day
of August AD 2015
Carla H. Bacher Auditor
By P. Hildebrand Deputy

Recorded: 8/11/2015 at 8:02:44.0 AM
Fee Amount: $22.00
Revenue Tax: $259.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2015 PG: 2146

Rev Stamp# 275 DOV# 286

TRUSTEE WARRANTY DEED

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

Preparer Information: (Name, address and phone number)
Werner Hellmer, 679 Bluff Street, Dubuque, IA 52001, Phone: (563) 557-1885

Taxpayer Information: (Name and complete address)
Robbie and Dana Ritze, 716 Northern Avenue, Earlville, IA 52041

Return Document To: (Name and complete address)
Werner Hellmer, 679 Bluff Street, Dubuque, IA 52001

Grantors:
Nancy A. Dunkel, Trustee
Lyle W. Helle, Trustee
Marvin and Olga Helle Revocable Trust

Grantees:
Robbie Verle Ritze
Dana Marie Ritze

Legal description: See Page 2

Document or instrument number of previously recorded documents:

© The Iowa State Bar Association 2013
IOWADOCS®

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

TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of Ten Dollar(s) and other valuable consideration, Nancy A. Dunkel and Lyle W. Helle

~~(Trustee)~~ (Co-Trustees) of Marvin and Olga Helle Revocable Trust

does hereby convey to Robbie Verle Ritze and Dana Marie Ritze, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, 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 30th day of July, 2015.

Marvin and Olga Helle Revocable Trust

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

Nancy A. Dunkel, Co-Trustee

Lyle W. Helle, Co-Trustee
As ~~(Trustee)~~ (Co-Trustee) of
The above entitled trust

STATE OF IOWA, COUNTY OF Linn

This record was acknowledged before me this 30 day of July, 2015 by Nancy A. Dunkel, Co-Trustee and Lyle W. Helle, Co-Trustee.

NOTARIAL SEAL IOWA

PEG RAHE
Notary Public, State of Iowa
Commission No. 730086
My Commission Expires
August 18, 2016

Signature of Notary Public

© The Iowa State Bar Association 2013
ICWADOCS9

Addendum

1. Lot Two (2) of the Subdivision of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section Twenty Five (25), Township Eighty Nine (89) North, Range Four (4), West of the Fifth P.M., according to plat recorded in Book A Plats, Page 72, except Parcel 2015-67 Part of Lot 2 Of The Subdivision Of The Southwest Quarter (SW 1/4) Of The Southwest Quarter (SW 1/4), Section Twenty-Five (25), Township Eighty-Nine North (T89N), Range Four West (R4W) Of The Fifth Principal Meridian, In The City of Earlville, Delaware County, Iowa, according to plat recorded in Book 2015, Page 1884.