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of September AD 2015
Carla K. Becker, Auditor
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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

Preparer Information:
Werner Hellmer, DAY & HELLMER, P.C., 679 Bluff Street, Dubuque, IA 52001, Phone: (563) 557-1885

Taxpayer Information:
Carol A. Feldmann, 112 Ungs Ct., Manchester, IA 52057

Return Address
WH(X) Werner Hellmer, DAY & HELLMER, P.C., 679 Bluff Street, Dubuque, IA 52001

Grantors:
Vince W. and Leona F. Freiburger Revocable Trust, Carol A. Feldmann and James V. Freiburger as Co-Trustees

Grantees:
Carol A. Feldmann, Mary L. Klostermann and Marla J. Mahoney

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

Werner Hellmer, Attorney

TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of Ten Dollar(s) and other valuable consideration, James V. Freiburger a/k/a Jim Freiburger and Carol A. Feldmann a/k/a Carol Feltman, Co-Trustees of Vince W. and Leona F. Freiburger Revocable Trust do hereby convey to Carol A. Feldmann, Mary L. Klostermann, and Marla J. Mahoney the following described real estate in Delaware County, Iowa:

~~Lot Ten (10), Block Twenty (20), Delhi, Iowa, according to the plat recorded in Book A, LD, Page 128, subject to all covenants, restrictions and easements of record and~~

Lot #1 of Hartwick Lake Club Northeast Division in Section 19, Delhi Township T88N, Range 4 West of 5th P.M., Delaware County, Iowa. Approximately 1.780 acres. Lot is subject to easement as shown and recorded on plat of Hartwick Lake Club Northeast Division, together with all easements and servient estates appurtenant thereto, and subject to all Protective Covenants and Restrictions recorded in Book W Page 37 in said office; Grantees agree by acceptance of this deed that they, and their heirs and successors and assigns accept and assume all affirmative duties in connection with said Covenants and Restrictions, and this deed is being given subject thereto.

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: September 3, 2015
Vince W. and Leona F. Freiburger Revocable Trust

James V. Freiburger, Co-Trustee

Carol A. Feldmann, Co-Trustee
As Co-Trustee of the above-entitled trust

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me this this 3rd day of September, 2015, by James V. Freiburger, Co-Trustee

WERNER HELLMER
Commission Number 187984
My Comm. Exp. 12/17/17

Signature of Notary Public

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me this 3rd day of September, 2015, by Carol A. Feldmann, Co-Trustee

Signature of Notary Public

WERNER HELLMER
Commission Number 187984
My Comm. Exp. 12/17/17