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Date 12/21/2015 Time 10:39:19AM
Rec Amt $7.00 Aud Amt $5.00
Rev Transfer Tax $7.20
Rev Stamp# 449 DOV# 459

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 23rd day
of December AD 2015
Carla K. Becker Auditor
By [illegible] Deputy

Prepared by and Return to: Glenn Bartelt, 123 N. Main St., Maquoketa, IA 52060 (563) 652-4963
Glenn Bartelt ISBA # 0000266 **SPACE ABOVE THIS LINE FOR RECORDER**
Taxpayer: Patricia A. & Anthony Ardovino, 3836 Ecker Hill Drive, Park City, UT 84098

TRUSTEE WARRANTY DEED

For the consideration of One Dollar and other valuable consideration, VERONA A. DIRKS, AS TRUSTEE OF THE VERONA A. DIRKS REVOCABLE TRUST U/A/D APRIL 24, 2012 **("GRANTOR")** does hereby convey to PATRICIA A. ARDOVINO and ANTHONY ARDOVINO wife and husband, as joint tenants with rights of survivorship, and not as tenants in common **("GRANTEES),** the following described real estate in **Delaware County**, Iowa:

Lot 13 of Stone's First Addition to Delaware County, Iowa, according to plat recorded in Book 2 Plats Page 90, in the Southeast Quarter of the Northwest Quarter of Section 25, Township 88 North, Range 5 West of the 5th P.M.; also conveying the lake frontage adjacent thereto as described in the Quit Claim Deed dated January 10, 2012 recorded January 13, 2012 in Book 2012 Page 148; together with all easements and servient estates appurtenant thereto, but subject to all easements, covenants, 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.

Dated the 18th day of December, 2015

Verona A. Dirks
VERONA A. DIRKS
Trustee of the above-entitled Trust

STATE OF IOWA, COUNTY OF JACKSON

This instrument was acknowledged before me on December 18, 2015 by Verona A. Dirks, as Trustee of the Verona A. Dirks Revocable Trust U/A/D April 24, 2012.

NOTARIAL SEAL IOWA
GLENN BARTELT
COMMISSION NO. 12630
MY COMMISSION EXPIRES
JUNE 14, 2017

Glenn Bartelt
Signature of Notary Public