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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: (Name, address and phone number)
Thomas J. Hanson, 401 East Main Street, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information: (Name and complete address)
Erik John Rave, 1946 215th Street, Manchester, IA 52057

Return Document To: (Name and complete address)
Erik John Rave, 1946 215th Street, Manchester, IA 52057

Grantors:
Margaret M. Miller Revocable Trust Agreement Dated May 9, 2014

Grantees:
Erik John Rave

Legal description: See Page 4

Document or instrument number of previously recorded documents:

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TRUSTEE WARRANTY DEED
(INTER-VIVOS TRUST)

For the consideration of $400,000.00 Dollar(s) and other valuable consideration, Richard L. Miller and Patricia A. Serbousek as Successor ~~(Trustee)~~ (Co-Trustees) of the Margaret M. Miller Revocable Trust Agreement Dated May 9, 2014 does hereby convey to Erik John Rave the following described real estate in Delaware County, Iowa: See attached legal description

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 on 12-15-2016.

By: Richard L. Miller
Richard L. Miller(title)

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

By: Patricia A. Serbousek
Patricia A. Serbousek(title)

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

STATE OF IOWA, COUNTY OF Dubuque

This record was acknowledged before me on 12-15-2016, by Richard L. Miller - Succesor Trustee of the Margaret M. Miller Revocable Trust Agreement dated May 9, 2014.

Signature of Notary Public

TODD J. LOCHER
MY COMMISSION EXP.
Oct 12, 2018
IOWA NOTARIAL SEAL
COMMISSION NO 176419

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STATE OF IOWA, COUNTY OF Dubuque

This record was acknowledged before me on 12-15-2016, by Patricia A. Serbousek Succesor Trustee of the Margaret M. Miller Revocable Trust Agreement dated May 9, 2014.



Signature of Notary Public

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____

_____.

Signature of Notary Public

Acknowledgement for Corporate Trustee

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____

_____,

as _____,

of _____.

As (Trustee) (Co-Trustee) of the above entitled trust.

Signature of Notary Public

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____

_____,

as _____,

of _____.

As (Trustee) (Co-Trustee) of the above entitled trust.

Signature of Notary Public

Legal Description
Miller Trust - Rave

The West one-half (W ½) of the Southwest Quarter (SW1/4), and the West five-eights (W 5/8) of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of Section Twenty Six (26), Township Ninety (90) North, Range Five (5), West of the Fifth P.M., except that part of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of said Section Twenty Six (26) described as commencing at the Southwest corner of said Section Twenty Six (26) and running thence North one thousand eight hundred sixty five and one-tenth (1865.1) feet along the West line of the Southwest Quarter (SW1/4) of said Section Twenty Six (26) to the point of beginning, thence North 85° 13' East eight hundred sixty two and nine-tenths (862.9) feet, thence South 5° 13' West one hundred eighteen (118) feet, thence South 83° 20' East two hundred fifteen and twenty five hundredths (215.25) feet, thence North 1° 50' East two hundred thirteen and sixty five hundredths (213.65) feet, thence South 89° 13' West seven hundred twenty seven and four-tenths (727.4) feet, thence South 16° 21' West sixty three and two-tenths (63.2) feet, thence South 86° 23' West three hundred twenty five and fifteen hundredths (325.15) feet, thence South fifty four and fifteen hundredths (54.15) feet to the point of beginning, and also except Parcel A, Part Of The SW 1/4 - SW 1/4 Sec. 26, T90N, R5W of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2001, Page 1814,