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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 6th day
of January AD 2017
Carla K Becker, Auditor
By P. Hilderand, Deputy

TRUSTEE WARRANTY DEED

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

Preparer Information: (Name, address and phone number)
George Davis, 225 First Avenue East, Dyersville, IA 52040, Phone: (563) 875-9112

Taxpayer Information: (Name and complete address)
David and Sherry Kronlage 3240 210th Street, Dyersville, Iowa 52040

Return Document To: (Name and complete address)
George Davis, 225 First Avenue East, Dyersville, IA 52040

Grantors:
Arthur J. Kronlage

Grantees:
David R. Kronlage
Sherry A. Kronlage

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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TRUSTEE WARRANTY DEED
(INTER-VIVOS TRUST)

For the consideration of Ten ($10.00) Dollar(s) and other valuable consideration, Arthur J. Kronlage (Trustee) ~~(Co-Trustees)~~ of the Arthur J. Kronlage Revocable Trust does hereby convey to David R. Kronlage and Sherry A. Kronlage, 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 on December 22, 2016.

Arthur J. Kronlage Revocable Trust

By:_____
(title)

Arthur J. Kronlage

By:_____
(title)

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

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

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on December 22, 2016, by Arthur J. Kronlage, Trustee

RACHAEL LYN SCOTT
Commission Number 748718
My Commission Expires
September 5, 2019

Signature of Notary Public

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Addendum

1. An undivided one-half interest in Parcel 2016-15 Part of the North Half of the Northwest Quarter of Section 36, Township 89 North, Range Three 3 West of the Fifth P.M., Delaware County, Iowa, according to the plat recorded in Book 2016, Page 1165

   This deed is given in partial consummation of the terms of a Real Estate Contract between the parties hereto dated August 19, 1992, and filed for record on September 15, 1992, in Book 130 L.D., Page 129, as subsequently amended of record. Grantor warrants the title against the claims of all persons whomsoever arising on or before August 19, 1992, and against the lawful claims of all persons claiming by, through or under us since August 19, 1992. This deed is given in partial fulfillment of contract with no amount paid to contract seller - no stamps necessary.

   Exempt from Declaration of Value and Groundwater Hazard Statement per Exemption #1 - deed given in consummation of a previously recorded contract.