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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 6th day
of January AD 2017
Carla K. Baxter, Auditor
By P. Hildebrand, 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 ~~32402 40th Street~~, Dyersville, Iowa 52040
3240 210th Street

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

**Grantors:**
Douglas E. Kronlage
Joan Thompson

**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, Douglas E. Kronlage and Joan Thompson ~~(Trustee)~~ (Co-Trustees) of the Elizabeth Kronlage Family Irrevocable 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 12-19-16.

Elizabeth Kronlage Family Irrevocable Trust

By: Co-Trustee
(title)

Douglas E. Kronlage

By: Co-Trustee
(title)

Joan Thompson

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

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

STATE OF IOWA, COUNTY OF Floyd

This record was acknowledged before me on 12-19-16, by Douglas E. Kronlage, Trustee.

TREVOR MILLER
Commission Number 761779
My Commission Expires
2-18-19

MELINDA ENABNIT
Commission Number 168666
My Commission Expires
3-8-17

Melinda A. Enabnit
Signature of Notary Public

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STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on 1/1/17, by Joan Thompson, Trustee.

Janet M Scherbring
Signature of Notary Public

JANET M. SCHERBRING
COMMISSION # 184062
MY COMMISSION EXPIRES
4/10/17

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

# Addendum

1. Our 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. Grantors warrant 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.