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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 10th day
of January AD 2017
Carla K. Berthe, Auditor
By P. Hildebrant, Deputy

TRUSTEE WARRANTY DEED

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

Preparer Information: (Name, address and phone number)
Brian J. Kane, 2100 Asbury Road, Suite 2, Dubuque, IA 52001, Phone: (563) 582-7980

Taxpayer Information: (Name and complete address)
Harley Willenborg Declaration of Trust, 2996 163rd Street, Dyersville, IA 52040

Return Document To: (Name and complete address)
Brian J. Kane, 2100 Asbury Road, Suite 2, Dubuque, IA 52001

Grantors:
Rose Ann Willenborg Declaration of Trust
Harley Willenborg, Trustee

Grantees:
Harley Willenborg Declaration of Trust
Harley Willenborg, Trustee

Legal description: See Page 3

Document or instrument number of previously recorded documents:

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TRUSTEE WARRANTY DEED
(INTER-VIVOS TRUST)

For the consideration of Ten & 00/100 ($10.00) Dollar(s) and other valuable consideration, HARLEY WILLENBORG (Trustee) ~~(Co-Trustees)~~ of the ROSE ANN WILLENBORG DECLARATION OF TRUST DATED 11/8/2010 does hereby convey to HARLEY WILLENBORG DECLARATION OF TRUST DATED 11/8/2010, HARLEY WILLENBORG, TRUSTEE the following described real estate in Delaware County, Iowa:

See attached legal description.

This deed is exempt according to Iowa Code 428A.2(21).

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 30, 2016

Rose Ann Willenborg Declaration of Trust

By: _____ (title)

Harley Willenborg

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 30, 2016, by Harley Willenborg, Trustee DUBUQUE.

BRIAN J. KANE
COMMISSION NO. 125603
My Comm. Expires JAN 12, 2019

Signature of Notary Public

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Grantor: Rose Ann Willenborg Declaration of Trust
Grantee: Harley Willenborg Declaration of Trust

Attachment

An undivided one-half interest in:

That part of Lot One (1) of the Subdivision of the Southeast Quarter (SE¼) of the Northeast Quarter (NE¼) of Section Five (5), Township Eighty Nine (89) North, Range Three (3), West of the 5th P.M., described as commencing at a point one hundred sixty two (162) feet South of the Northeast corner of said Southeast Quarter (SE¼) of the Northeast Quarter (NE¼), and running thence West one hundred fifty three (153) feet, thence South seventy nine (79) feet, thence East one hundred fifty three (153) feet, thence North seventy nine (79) feet to point of beginning, in Delaware County, Iowa, according to the recorded plat thereof.

AND

The South East quarter of the North West quarter, except two acres in the Northwest corner thereof used for cemetery, the North East quarter of the South West quarter and the North West quarter of the South East quarter, all in Section Four, Township Eighty Nine North, Range Three, West of the Fifth P. M., subject to public highways and utility easements of record.