Tom Homan

Entered for taxation 8th day
of March AD 2017
Carla K. Becker, Auditor
By D. Hildebrand, Deputy

Book 2017 Page 654

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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)
Werner Hellmer, 137 First Ave. E, PO Box 342, Dyersville, IA 52040, Phone: (563) 875-9733

Taxpayer Information: (Name and complete address)
Glen Mormann and Mikha Mormann, 1353 310th Ave., New Vienna, IA 52065

Return Document To: (Name and complete address)
Werner Hellmer, 137 First Ave. E, PO Box 342, Dyersville, IA 52040

Grantors:
Arthur T. Riniker Revocable Trust
Dated March 5, 1992

Grantees:
Glen Mormann
Mikha Mormann

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 and no/100 Dollar(s) and other valuable consideration, Stella D. Helle and Alice C. Weick ~~(Trustee)~~ (Co-Trustees) of the Arthur T. Riniker Revocable Trust dated March 5, 1992 does hereby convey to Glen Mormann and Mikha Mormann, 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 March 6, 2017.

Arthur T. Riniker Revocable Trust dated March 5, 1992

By: _____ _____
(title)

By: Stella D Helle
Stella D. Helle (title)
As ~~(Trustee)~~ (Co-Trustee) of
The above entitled trust

Alice C. Weick
Alice C. Weick
As ~~(Trustee)~~ (Co-Trustee) of
The above entitled trust

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on March 6, 2017, by Stella D. Helle, Co-Trustee.

Signature of Notary Public

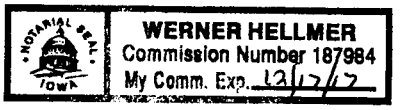
WERNER HELLMER
Commission Number 187984
My Comm. Exp. 12/17/17

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STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on March 6, 2017, by Alice C. Weick, Co-Trustee.

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

Addendum

1. The South half of the Southeast quarter of Section 16 and the South half of the Southwest quarter of Section 15 except that part described as commencing at the Southeast corner thereof and running thence North 80 rods to the Northeast corner of said South half of Southwest quarter, thence West 7 rods, thence in a Southeasterly direction to point of beginning; and a strip of land off from the South side of the Northeast quarter of the Southwest quarter of Section 15 commencing at a point 7 rods west of the Southeast corner of said 40 acres, thence North 6 feet, thence in a Westerly direction to a point 7 rods and 2 feet North of the Southwest corner of said 40 acres, thence South 7 rods and 2 feet to the Southwest corner, thence East on and along the line to beginning; all in Township 90 North, Range 3, West of the 5th P.M. (subject to easements to Delaware County, Iowa for road purposes over a tract of .788 of an acre recorded in Book 66 on Page 277 and Book 66 on Page 236); containing 160 acres, more or less. Subject to all rights, reservations, restrictions, liens and encumbrances of record