Entered for taxation 19th day
of April AD 2017
Carol K. Becker, Auditor
By P. Hildebrand, Deputy

Book 2017 Page 1060

Document 2017 1060 Type 03 001 Pages 3
Date 4/18/2017 Time 3:26:45PM
Rec Amt $17.00 Aud Amt $5.00
Rev Transfer Tax $1.60
Rev Stamp# 142 DOV# 138

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)
Robert N. Downer, 122 South Linn Street, Iowa City, IA 52240, Phone: (319) 338-9222

Taxpayer Information: (Name and complete address)
Hartwick Marina, Inc.
22140 - 261st Street
Delhi, IA 52223

EMJ
Return Document To: (Name and complete address)
Hartwick Marina, Inc.
22140 - 261st Street
Delhi, IA 52223

Grantors:
Marcheta R. Cooey-Lux, a/k/a Marcheta Roberta Cooey-Lux, f/k/a Marcheta R. Cooey and Ralph Douglas Cooey, as Trustees of the Trust U/W/O Archie W. Cooey, Jr., Deceased

Grantees:
Hartwick Marina, Inc.

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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THE IOWA STATE BAR ASSOCIATION Official Form No. 107	Robert N. Downer	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of ONE ($1.00) Dollar(s) and other valuable consideration, Marcheta R. Cooey-Lux, a/k/a Marcheta Roberta Cooey-Lux, f/k/a Marcheta R. Cooey, and Ralph Douglas Cooey, as Trustees of the Trust (Trustee) (Co-Trustees) of U/W/O Archie W. Cooey, Jr., Deceased

does hereby convey to Hartwick Marina, Inc., an undivided one-half interest in and to, the following described real estate in DELAWARE County, Iowa: Lot 4, Hartwick Lake Club North Sixth Subdivision, a subdivision of Lot 1 of Hartwick Lake Club North Fifth Subdivision, Delaware County, Iowa, according to the Plat thereof recorded in Book 2017, Page 239, Records of the Recorder of Delaware County, Iowa, subject to easements and restrictions of record.

19-88-4

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 this 17 day of ~~March~~ April, 2017.

By: Marcheta R. Cooey-Lux (title)
Marcheta R. Cooey-Lux, a/k/a Marcheta Roberta Cooey-Lux , f/k/a Marcheta R. Cooey

By: _____ (title)
As ~~Trustee~~ (Co-Trustee) of
The above entitled trust

Ralph Douglas Cooey

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

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me this 17 day of ~~March~~ April, 2017, by Marcheta R. Cooey-Lux, a/k/a Marcheta Roberta Cooey-Lux, f/k/a Marcheta R. Cooey.

NOTARIAL SEAL IOWA
MARY KAY STARKS
COMMISSION NUMBER 773649
MY COMMISSION EXPIRES
June 29, 2018

Signature of Notary Public

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STATE OF COLORADO, COUNTY OF Jefferson

This record was acknowledged before me this 20th day of March, 2017,
by Ralph Douglas Cooey.

Signature of Notary Public

KATHRYN A GARDNER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19874148336
MY COMMISSION EXPIRES SEPTEMBER 17, 2018

STATE OF _____, COUNTY OF _____

This record was acknowledged before me this ____ day of _____, _____,
by _____.

Signature of Notary Public

STATE OF _____, COUNTY OF _____

This record was acknowledged before me this ____ day of _____, _____,
by _____.

Signature of Notary Public

STATE OF _____, COUNTY OF _____

This record was acknowledged before me this ____ day of _____, _____,
by _____.

Signature of Notary Public