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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 1st day
of September A D 2017
Cindy K. Boshart Auditor
By P. Hildebrand Deputy

Prepared by/
Return to: Janice J. Kerkove Bradley & Riley PC P.O. Box 2804 Cedar Rapids, IA 52406-2804 (319) 363-0101 FAX(319) 363-9824

Address tax statement: Robert Kevin & Tracy Trout, 2180 Rosewood Ridge Dr., Marion, IA 52302

WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration, R. KEVIN TROUT and TRACY L. TROUT, a married couple, do hereby convey to ROBERT KEVIN TROUT and TRACY L. TROUT, in their capacity as Co-Trustees of the TROUT FAMILY JOINT REVOCABLE TRUST u/d/o August 28, 2017, all of their right, title, and interest, in and to the following described real estate in Delaware County, Iowa:

14-88-5

THAT PART OF LOT SIX (6) OF BAHNDORF'S FIRST ADDITION TO DELAWARE COUNTY, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 5 PLATS, PAGE 1, LYING WESTERLY OF A LINE DESCRIBED AS COMMENCING AT THE MOST NORTHERLY CORNER OF SAID LOT SIX (6), THENCE SOUTHWESTERLY TO A POINT ON THE SOUTHERLY LINE OF SAID LOT SIX (6) THAT IS FIFTY SIX (56) FEET NORTHEASTERLY FROM THE MOST SOUTHERLY CORNER OF SAID LOT SIX (6); ALSO THAT PART OF LOT SEVEN (7) OF BAHNDORF'S FIRST ADDITION TO DELAWARE COUNTY, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 5 PLATS, PAGE 1, LYING SOUTHERLY OF A LINE DESCRIBED AS COMMENCING AT A POINT ON THE WEST LINE OF SAID LOT SEVEN (7) THAT IS FORTY TWO (42) FEET SOUTH OF THE MOST NORTHERLY CORNER OF SAID LOT SEVEN (7), THENCE EASTERLY TO THE MOST SOUTHERLY CORNER OF LOT ONE (1) OF SAID ADDITION.

The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record in the office of the Recorder of Delaware County, Iowa.

Exempt from Transfer Tax and from filing a Declaration of Value and Groundwater Hazard Statement pursuant to Iowa Code Section 428A.2(21).

This Deed was prepared at the request of the Grantor(s), without the benefit of a title search. The preparer of this Deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

The signature of each of the undersigned on this deed is a relinquishment of title for purposes of conveying such real property to the trusts referenced herein, but is not a waiver of spousal rights under Iowa Code Section 633.238(d).

Grantors do hereby covenant with Grantees, and successors in interest, that Grantors hold the real estate by title in fee simple; that they have 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 Grantors covenant to warrant and defend the real estate against lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: August 28, 2017

R. KEVIN TROUT, Grantor

TRACY L. TROUT, Grantor

STATE OF IOWA, COUNTY OF LINN, ss:

This instrument was acknowledged before me on August 28, 2017, by R. KEVIN TROUT and TRACY L. TROUT.

Notary Public in and for said State

