c/o Bankers Trust
P.O. Box 69
Cedar Rapids IA
52406

Entered for taxation 4th day
of October AD 2017
Gdak. Becker, Auditor
By D. Hildebrand, Deputy

Book 2017 Page 2743

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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)
Marc W. Casey, 225 1st Ave E, Dyersville, IA 52040, Phone: (563) 875-9112

Taxpayer Information: (Name and complete address)
Ralph A and Roberta R. Cortez, 6937 Bowman Ln, Cedar Rapids, IA 52402

Return Document To: (Name and complete address)
Ralph A and Roberta R. Cortez, 6937 Bowman Ln, Cedar Rapids, IA 52402

Grantors:
Wililam F. Bills

Grantees:
Ralph A. Cortez
Roberta R. Cortez
Kevin T. Cortez
Rebecca A. Cortez

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 Dollar(s) and other valuable consideration, William F. Bills (Trustee) ~~(Co-Trustees)~~ of the William F. Bills Revocable Trust does hereby convey to See 1 in Addendum the following described real estate in Delaware County, Iowa: An undivided one third interest in Lot Fifty Five (55) of "Clair-View Acres at Delhi, Iowa" in Sections Twenty Three (23) and Twenty Six (26), Milo Township, Delaware County, Iowa, according to plat recorded in Book 2 Plats, Page 200; also all lake frontage running to the middle of the Maquoketa River Bed with regard to said Lot Fifty Five (55); also Parcel BB in Lot 4 and Parcel CC in Lot 5, All in the Subdivision of Lot 15 of Lot 123 of "Clair-View Acres at Delhi, Iowa" Section 26 - T88N - R5W, Delaware County, Iowa, according to plat recorded in Book 2002, Page 2568.

Transfer stamps for the full consideration for this conveyance are affixed to another deed for the property being recorded contemporaneously with this deed.

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 9-1-17.

William F. Bills
As (Trustee) ~~(Co-Trustee)~~ of
the above-entitled trust

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

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Acknowledgment for Individual Trustee

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on September 1, 2017, by William F. Bills.

As (Trustee) ~~(Co-Trustee)~~ of the above entitled trust.

Susan K Meyer
Signature of Notary Public

SUSAN K MEYER
Commission Number 753639
My Commission Expires
August 9, 2019

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____.

As (Trustee) ~~(Co-Trustee)~~ of the above entitled trust.

_____
Signature of Notary Public

Acknowledgment 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. Ralph A. Cortez and Roberta R. Cortez, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, an undivided one-half interest, and Kevin T. Cortez and Rebecca A. Cortez, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, and undivided one-half interest