c/o American Trust
P.O. Box 938
Dubuque IA
52004

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By D. Hildebrand Deputy

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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)
Rick Seger, 5509 Twin Knolls Dr, Cedar Rapids, IA 52411, Phone: (319) 286-6243

Taxpayer Information: (Name and complete address)
Lisa and Barry Klostermann

Return Document To: (Name and complete address)
Rick Seger, 5509 Twin Knolls Dr, Cedar Rapids, IA 52411

Grantors:
Guaranty Bank, Trustee of the Terry L. Smith Revocable Trust

Grantees:
Nancy Hurt

Legal description: 26030 226th Ave. Delhi, IA 52223

Document or instrument number of previously recorded documents:

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TRUSTEE WARRANTY DEED
(INTER-VIVOS TRUST)

For the consideration of One Dollar(s) and other valuable consideration, Guaranty Bank, Trustee (Trustee) ~~(Co-Trustees)~~ of the Terry L. Smith Revocable Trust does hereby convey to Nancy Hurt, a single person the following described real estate in Delaware County, Iowa: See Attached Exhibit "A"

This deed is given in satisfaction of a certain real estate contract dated December 8, 2014 and filed August 6, 2015 in Book 2015 at Page 2108 in the Records of the Delawre County, Iowa Recorder

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 9/29/17.

Guaranty Bank, Trustee,
As Trustee of the above-named trust

Rick Seger, Sr. VP and Sr. TO

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

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

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STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____

_____.

_____

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 IOWA, COUNTY OF LINN

This record was acknowledged before me on _____, by Rick Seger

_____,

as Sr. VP and Sr. TO _____,

of Guaranty Bank _____.

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

SUE MATTHEWS
Commission Number 225788
My Commission Expires
12-2-17

_____

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

Lot No. 3 on a Plat of H.L.C. First Subdivision of part of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section Thirty (30), Township Eighty Eight (88) North, Range Four (4), West of the 5th P.M., subject to perpetual usage flowage rights of record, according to plat recorded in Book 3, page 46 of the Office of the Delaware County, Iowa, Recorder, together with all easements and servient estates appurtenant thereto, and subject to Protective Covenants and Restrictions recorded in Book P, page 203, in the Office of the Delaware County, Iowa, Recorder, and subject to any later modifications of said covenants and restrictions and said plat.

and

The South fifty five feet of that part of the NW Quarter of the NE Quarter of Section 30, Township Eighty Eight North, Range 4, West of the 5th P.M., described as follows: Commencing at a point marked "point of beginning" on a plat of H.L.C. First Subdivision of part of the Northwest Quarter (NW 1/4) of Section Thirty (30), Township Eighty-Eight (88) North, Range Four (4), West of the Fifth P.M., according to plat recorded in Book 3, page 46 of the office of the Delaware County, Iowa, Recorder; thence North 88°-08' West 16 feet; thence northerly to a point South 88°-08' East 350.1 feet from the northwest corner of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of said Section Thirty (30); thence South 90°-38' East 150.0 feet to the point of beginning; subject to all highways and easements of record.

also:

The Southerly 55 feet of that part of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section Thirty (30), Township Eighty Eight (88) North, Range Four (4), West of the Fifth Principal Meridian described as commencing at a point that is South 88° 08' East three hundred fifty and one-tenth (350.1) feet of the Northwest corner of said Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4), and running thence South 88° 08' East approximately two hundred sixty eight and five tenths (268.5) feet to the low water line of the Maquoketa River, thence South 1° 52' West one hundred forty seven and nine-tenths (147.9) feet along said low water line, thence North 88° 08' West approximately two hundred thirty eight and fifty nine one-hundreds (238.59) feet, thence North 9° 38' West one hundred fifty (150.0) feet to the point of beginning, subject to perpetual usage flowage rights of record.

Subject nevertheless to easements, covenants, conditions and restrictions of record.

EXHIBIT "A"