Recorded: 2/12/2018 at 9:17:58.0 AM
Fee Amount: $27.00
Revenue Tax: $0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2018 PG: 335

Entered for taxation 14th day
of February A D 2018
Carol H. Becker, Auditor
By P. Hildebrand, Deputy

PREPARED BY and RETURN TO:
Stacey L. Harding
Andrew C. Sigerson, P.C., L.L.O
9859 S. 168th Ave.
Omaha, NE 68136
(402) 505-5400

TAX STATEMENT TO:
Marian & James Krogmann, Trustees
3367 170th St.
Masonville, IA 50654

TRUSTEE WARRANTY DEED

For the Consideration of One Dollar and other valuable consideration, JAMES N. KROGMANN and MARIAN E. KROGMANN, as Trustees of the JAMES AND MARIAN KROGMANN REVOCABLE TRUST, dated November 15, 1995, GRANTOR(S), do hereby convey to JAMES N. KROGMANN and MARIAN E. KROGMANN, Trustees, or their successors in trust, under the JAMES N. KROGMANN LIVING TRUST, dated January 25, 2018, and any amendments thereto, GRANTEE(S) the following described real estate in Delaware County, Iowa:

The Northwest Quarter of the Southeast Quarter (NW ¼ SE ¼); the Southwest Quarter of the Southwest Quarter (SW ¼ SW ¼); the North Half of the Southwest Quarter (N ½ SW ¼), EXCEPT that part of the Northwest Quarter of the Southwest Quarter (NW ¼ SW ¼) lying West of the public road in Section 17; the South 14/40 of the Northeast Quarter of the Southeast Quarter (NE ¼ SE ¼); the Southeast Quarter of the Southeast Quarter (SE ¼ SE ¼) EXCEPT that parcel described as commencing at the Southeast corner of the Northeast Quarter of the Southeast Quarter (NE ¼ SE ¼), thence North 462 feet, thence West 97 feet, thence Southeasterly to the point of beginning in Section 18, all in Township 90 North, Range 6 West of the 5th P.M., Delaware County, Iowa; AND

The West Half of the Southeast Quarter (W ½ SE ¼) and the Southeast Quarter of the Southwest Quarter (SE ¼ SW ¼) of Section 18, and the Northwest Quarter of the Northeast Quarter (NW ¼ NE ¼), EXCEPT commencing at a point 2 rods West of the Southeast corner of said Northwest Quarter of the Northeast Quarter (NW ¼ NE ¼), and running thence West 78 rods to the Southwest corner of said Northwest Quarter of the Northeast Quarter (NW ¼ NE ¼), thence North 2 rods, thence East 78 rods, thence South 2 rods to the point of beginning, and the East 2 rods of the Southwest Quarter of the Northeast Quarter (SW ¼ NE ¼), all in Section 19, Township 90 North, Range 6 West of the 5th P.M., Delaware County, Iowa.

EXEMPT FROM TRANSFER FEE IOWA Code 428A.1 and 428A.2 (21)

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 state; and grantor covenants to warrant and defend the real estate against the lawful claims of all person, except as may be stated above.

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 infirmary 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 of the validity of the transfer.

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

EXECUTED this 25th day of January, 2018

James N Krogmann

JAMES N. KROGMANN, Trustee of the JAMES AND MARIAN KROGMANN REVOCABLE TRUST, dated November 15, 1995, Grantor

Marian E Krogmann

MARIAN E. KROGMANN, Trustee of the JAMES AND MARIAN KROGMANN REVOCABLE TRUST, dated November 15, 1995, Grantor

STATE OF IOWA)
) ss.
COUNTY OF BUCHANAN)

This instrument was acknowledged before me on this 25th day of January, 2018, by JAMES N. KROGMANN, Trustee of the JAMES AND MARIAN KROGMANN REVOCABLE TRUST, dated November 15, 1995.

Witness my hand and official seal.

My commission expires: 3/25/2018

NOTARIAL SEAL IOWA STACEY LYNN HARDING Commission Number 789238 My Commission Expires March 25, 2018

Notary Public

STATE OF IOWA)
) ss.
COUNTY OF BUCHANAN)

This instrument was acknowledged before me on this 25th day of January, 2018, by MARIAN E. KROGMANN, Trustee of the JAMES AND MARIAN KROGMANN REVOCABLE TRUST, dated November 15, 1995.

Witness my hand and official seal.

My commission expires: 3/25/2018

NOTARIAL SEAL IOWA STACEY LYNN HARDING Commission Number 789238 My Commission Expires March 25, 2018

Notary Public