Entered for taxation 14th day
of February A D 2018
Carla K. Bothar Auditor
By D. Hilbrand Deputy

Recorded: 2/12/2018 at 9:43:02.0 AM
Fee Amount: $17.00
Revenue Tax: $0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2018 PG: 336

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 MARIAN E. KROGMANN and JAMES N. KROGMANN, Trustees, or their successors in trust, under the MARIAN E. KROGMANN LIVING TRUST, dated January 25, 2018, and any amendments thereto, GRANTEE(S) the following described real estate in Delaware County, Iowa:

The West Half of the Northeast Quarter (W ½ NE ¼) and the East Quarter of the Southeast Quarter of the Northwest Quarter (E ¼ SE ¼ NW ¼) of Section 17, Township 90 North, Range 6 West of the 5th P.M., Delaware County, Iowa, EXCEPT that part of the West Half of the Northeast Quarter (W ½ NE ¼) and the East one-fourth of the Southeast Quarter of the Northwest Quarter (E ¼ SE ¼ NW ¼) of Section 17, Township 90 North, Range 6 West of the 5th P.M., Delaware County, Iowa, described as commencing at the Northwest corner of the Northeast Quarter (NE ¼) of Section 17, said point being the point of beginning, thence North 90°00'00" East 225.00 feet along the North line of the Northeast Quarter (NE ¼) of Section 17, thence South 2°22'19" West 968.00 feet, thence North 90°00'00" West 225.00 feet to the West line of the Northeast Quarter (NE ¼) of Section 17, thence North 2°22'19" East 968.00 feet along said West line to the point of beginning, said parcel containing approximately 5.0 acres, subject to road right of way and easements of record. The North line of the Northeast Quarter (NE ¼) of Section 17 is assumed to bear East and West. Subject to the existing easements of record; reservations in United States and state patents; and rights of public in all highways.

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.

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

Witness my hand and official seal.
My commission expires: 3/25/2018

Stacey Lynn Harding
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.

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

Witness my hand and official seal.
My commission expires: 3/25/2018

Stacey Lynn Harding
Notary Public