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Gina K. Bechar, Auditor
By D. Hibbard, Deputy

Book 2018 Page 771

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)
Joslyn Sailer, 809 W. 1st Street, Suite B, Cedar Falls, IA 50613, Phone: (319) 260-2096

Taxpayer Information: (name and complete address)
Donald G. Traver, 810 Stiles Street, Manchester, IA 52057

Return Document To: (name and complete address)
Donald G. Traver, 810 Stiles Street, Manchester, IA 52057

Grantors:
Jerome A. Krogmann and Rose A. Krogmann, As Co-Trustees of the Jerome A. Krogmann and Rose A. Krogmann Revocable Trust Dated July 18, 2016, As It May Be Amended From Time to Time

Grantees:
Donald G. Traver

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of $175,000.00 Dollar(s) and other valuable consideration, Jerome A. Krogmann and Rose A. Krogmann, As Co-Trustees of the Jerome A. Krogmann and Rose A. Krogmann Revocable Trust Dated July 18, 2016, As It May Be Amended From Time to Time do hereby convey to Donald G. Traver, a single person, the following described real estate in Delaware County, Iowa:

> Unit 810 and the undivided interest in the Common Elements appurtenant to said Unit, in "Countryside Condos," according to Declaration Of Submission Of Property To Horizontal Property Regime For Countryside Condos, recorded in Book 2016, Page 3236; same being located on the East one hundred forty three and two-tenths (143.2) feet of Lot Nine (9) of Hawker's First Addition to Manchester, Iowa, according to plat recorded in Book 2 Plats, Page 78, as resurveyed by plat recorded in Book 2 Plats, Page 145, and according to Retracement Plat recorded in Book 2016, Page 2829.

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: March 28, 2018

Jerome A. Krogmann and Rose A. Krogmann Revocable Trust Dated July 18, 2016, As It May Be Amended From Time to Time

Jerome A. Krogmann
Jerome A. Krogmann
As Co-Trustee of the above-entitled trust

Rose A. Krogmann
Rose A. Krogmann
As Co-Trustee of the above-entitled trust

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on the 28th day March, 2018, by Jerome A. Krogmann and Rose A. Krogmann, As Co-Trustees of the above entitled trust

Barbara K Sailer
Signature of Notary Public

