Recorded: 4/20/2018 at 1:06:14.0 PM
Fee Amount: $22.00
Revenue Tax: $0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2018 PG: 1039

Entered for taxation 20th day
of April A D 2018
Carla K Becker, Auditor
By D. Hildebrand Deputy

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:
Brian J. Kane, 2100 Asbury Road, Suite 2, Dubuque, IA 52001, Phone: (563) 582-7980

Taxpayer Information:
Walter R. Welling and Judith R. Welling, 32860 Petersburg Road, New Vienna, IA 52065

Return Address
Brian J. Kane, 2100 Asbury Road, Suite 2, Dubuque, IA 52001

Grantors:
Raymond B. Vaske Trust Dated July 25, 2007
Judith R. Welling, Successor Trustee

Grantees:
Walter R. Welling
Judith R. Welling

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of Ten & 00/100 Dollar(s) and other valuable consideration, Raymond B. Vaske Trust Dated, July 25, 2007, Judith R. Welling, Successor Trustee, does hereby convey to Walter R. Welling and Judith R. Welling, husband and wife, as joint tenants with right of survivorship and not as tenants in common, the following described real estate in Dubuque County, Iowa:

An undivided 31/40ths to each grantee in:

Southwest Quarter (SW 1/4) of Fractional Southwest Quarter of Section 6, Township 89, North, Range 2, West of the 5th P.M., containing 43.74 acres, more or less in Dubuque County, Iowa; and

The Southeast Quarter (SE1/4), except one and 7/100 acres in the Northeast corner thereof; and also a tract of land commencing 333 feet North of the Southwest Corner of the East Half (E1/2) of the Northeast Quarter (NE1/4) thence South 333 feet, thence East 692 6/12 feet, thence North 138 4/12 feet, thence in a Northwesterly direction to the place of beginning, containing 3 75/100 acres of land;

Also a tract of land commencing 942-6/12 feet East of the Southwest corner of the East Half (E1/2) of the Northeast Quarter (NE1/4), thence West 250 feet, thence North 138-4/12 feet, thence in a Southeasterly direction to the place of beginning, containing 40/100 of an acre of land; All in Section No. 1, Township 89, North, Range 3, West of the 5th P.M., containing 163-8/100 acres, more or less, in Delaware County, Iowa.

Subject to easements of record.

This deed is exempt according to Iowa Code 428A.2(21). Actual consideration is less than $500.00.

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: April 20, 2018.

Judith R. Welling

Judith R. Welling
As Successor Trustee of the above-entitled trust

ACKNOWLEDGMENT FOR INDIVIDUAL TRUSTEE

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on April 20, 2018, by Judith R. Welling. As Trustee of the above-entitled trust.

Barbara Schonhoff

Signature of Notary Public

NOTARIAL SEAL IOWA
BARBARA SCHONHOFF
Commission Number 784570
MY COMMISSION EXPIRES
6/12/18