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Rec Amt $17.00 Aud Amt $5.00
Rev Transfer Tax $95.20
Rev Stamp# 183 DOV# 210

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 25th day
of May AD 2018
Carla K Becker, Auditor
By P. Hilderanc, Deputy

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:
Thomas J. Hanson, 401 East Main Street, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information:
William M. and Kathy S. Kraus, 3119 Highway 38, Hopkinton, IA 52237

Return Address
William M. and Kathy S. Kraus, 3119 Highway 38, Hopkinton, IA 52237

Grantors:
Wanda K. Wendt, Trustee of the Wanda K. Wendt Revocable Trust

Grantees:
William M. Kraus and Kathy S. Kraus

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of $60,000.00 Dollar(s) and other valuable consideration, Wanda K. Wendt, Trustee of Wanda K. Wendt Revocable Trust does hereby convey to William M. Kraus and Kathy S. Kraus, husband and wife, as joint tenants with full rights of survivorship, and not as tenants in common the following described real estate in Delaware County, Iowa:

Lot Ten (10), and the West one-half (W 1/2) of Lots Six (6), Seven (7), and Eight (8), Block Eight (8), Pitkin's Addition to Nottingham, now Earlville, Iowa, according to plat recorded in Book I L.D., Pages 456-457 and Plat of Survey recorded in Book 1999, Page 372.

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: 5/25/2018.

Wanda K. Wendt, Trustee

Wanda K. Wendt
As Trustee of the above-entitled trust

ACKNOWLEDGMENT FOR INDIVIDUAL TRUSTEE

STATE OF IOWA, COUNTY OF Iowa

This record was acknowledged before me on May 25, 2018, by Wanda K. Wendt As Trustee of the above-entitled trust.

NOTARIAL SEAL IOWA
MARY KAY STARKS
COMMISSION NUMBER 773649
MY COMMISSION EXPIRES
June 29, 2018

Mary Kay Starks
Signature of Notary Public