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Carla K. Becker Auditor
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Book 2018 Page 1540

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. 107
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
George Davis, 225 First Avenue East, Dyersville, IA 52040, Phone: (563) 875-9112

Taxpayer Information: (Name and complete address)
Gary and Carol Wedewer, 3395 145th Street, New Vienna, Iowa 52065

Return Document To: (Name and complete address)
George Davis, 225 First Avenue East, Dyersville, IA 52040

Grantors:
Gary Wedewer, Trustee
Vickie Feldmann, Trustee

Grantees:
Gary L. Wedewer
Carol Wedewer

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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TRUSTEE WARRANTY DEED
(INTER-VIVOS TRUST)

For the consideration of Ten ($10.00) Dollar(s) and other valuable consideration, Gary Wedewer and Vickie Feldmann ~~(Trustee)~~ (Co-Trustees) of the The Darlene Wedewer Revocable Living Trust Dated February 2, 2018 does hereby convey to Gary L. Wedewer and Carol Wedewer, 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: See attached "Addendum"

This deed is exempt according to Iowa Code 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 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 June 5, 2018.

Gary Wedewer
Gary Wedewer
As ~~(Trustee)~~ (Co-Trustee) of
the above-entitled trust

Vickie Feldmann
Vickie Feldmann
As ~~(Trustee)~~ (Co-Trustee) of
the above-entitled trust

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Acknowledgment for Individual Trustee

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on June 5, 2018, by Gary Wedewer and Vickie Feldmann.

As ~~(Trustee)~~ (Co-Trustee) of the above entitled trust.

GEORGE A. DAVIS
Commission Number 800975
My Commission Expires
December 28, 2019

Signature of Notary Public

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____.

As ~~(Trustee)~~ (Co-Trustee) of the above entitled trust.

Signature of Notary Public

Acknowledgment for Corporate Trustee

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____,

as _____,

of _____.

As (Trustee) (Co-Trustee) of the above entitled trust.

Signature of Notary Public

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____,

as _____,

of _____.

As (Trustee) (Co-Trustee) of the above entitled trust.

Signature of Notary Public

Addendum

1. All of our interest in Abandoned Right of Way Now known as Parcel "A" and described as follows: Part of the NE 1/4 of the NE 1/4, part of the SE 1/4 of the NE 1/4, and part of the SW 1/4 of the NE 1/4; all in Section 35-T90N-R3W of the 5th P.M. Delaware County, Iowa, described as follows: Commencing at the Center of the NE 1/4 of Section 35-T90N-R3W of the 5th P.M.,which is the point of beginning; thence N00°30'34" W 427.62 feet along the west line of the NE 1/4-NE 1/4 of said Section 35; thence S89°56'08" E 59.61 feet; thence 644.66 feet along a 1014.93 foot radius curve concave northeasterly with a central angle of 36°23'35" and a long chord which bears S46°48'12" E 633.88 feet; thence S65°00'00" E 43.75 feet; thence N88°44'27" W 596.01 feet, thence N00°30'34" W 11.80 feet; thence S89°56'08" E 38.40 feet to the point of beginning. Said described parcel contains a total of 2.54 acres more or less . Per Plat attached to document recorded in Book 130 Page 225.

   AND

   All of our interest in Abandoned Right of Way Now known as Parcel "C" and described as follows: Part of the NE 1/4 of the NE 1/4 and part of the SE 1/4 of the NE 1/4, all in Section 35-T90N-R3W of the 5th P.M., Delaware County, Iowa, described as follows: Commencing at the NE Corner of Section 35-T90N-R3W of the 5th P.M.; thence S00°00'00" E 1306.96 feet along the east line of said Section 35 to the point of beginning; thence S00°00'00" E 601.20 feet along the east line of said Section 35; thence 800.67 feet along a 1014.93 foot radius curve concave southwesterly with a central angle of 45°12'01" and a long chord which bears N42°23'59" W 780.07 feet; thence N65°00'00" W 68.09 feet; thence S89°38'46" E 587.72 feet to the point of beginning. Said described parcel contains a total of 2.88 acre or or less. NOTE: The east line of Section 35-T90N-R3W is assumed to bear N00°00'00" E. Per Plat attached to document recorded in Book 130 Page 227.