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Rec Amt $12.00 Aud Amt $5.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Prepared by and Return to: Stephan E. Alt, 890 Main Street, Suite 200, Dubuque, IA 52001, (563) 556-4011
Taxpayer: John C. Georgen, Sr., 24272 205th Avenue, Manchester, IA 52057

WARRANTY DEED

For the consideration of One Dollar and other valuable consideration, John C. Georgen, Sr., a single person, does hereby convey to John C. Georgen, Sr., as Trustee of the John C. Georgen, Sr. Trust Dated July 29, 2019, the following described real estate in Delaware County, Iowa:

Lot Twenty One (21) and that part of Lot Twenty (20) of Logan's First Subdivision of Part of the North one-half (N½) of Section Twenty-Three (23), Township Eighty Eight (88), North, Range Five (5), West of the Fifth Principal Meridian, according to plat recorded in Book 4 Plats, Page 46, described as commencing at the Southeasterly most corner of said Lot Twenty (20), thence Southwesterly along the Southerly line of said Lot Twenty (20) a distance of twenty-six (26) feet, thence North 17° 25' West to a point on the Northerly line of said Lot Twenty (20), thence Northeasterly along the Northerly line of said Lot Twenty (20) to the Northeasterly most corner thereof, thence Southeasterly along the Easterly line of said Lot Twenty (20) a distance of one hundred seventy nine and nine-tenths (179.9) feet to the place of beginning; also Lot Seven (7) of Logan's Fifth Subdivision To Delaware County, Iowa, according to plat recorded in Book 5 Plats, Page 77, and also all lake frontage running to the middle of the Maquoketa River Bed with respect to the above described premises; AND

And the right to use the present access road is included, and this conveyance is subject to use of said access road by all owners and tenants occupying lots in said subdivision and Grantor further grants any and all rights Grantor has in the easement from Viola M. Logan, Executor and Co-Trustee; Viola M. Logan, Individually, to all the owners, future owners, their heirs and assigns of lots in Logan's First, Second, Third, Fourth, Fifth and Sixth Subdivisions to Delaware County, Iowa, dated December 29, 1986, and filed January 5th, 1986 in Book Y, Misc., Page 115.

This Deed exempt from transfer tax pursuant to Section 428A.2(21), *Code of Iowa.*

Grantors hereby covenant with Grantees, and their successors in interest, that Grantors hold the real estate by title in fee simple; that they have 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 Grantors covenant to warrant and defend the real estate against the lawful claims of all persons except as may be above stated. The undersigned hereby relinquish all rights of dower, homestead and distributive share in and to the real estate. Words and phrases herein, including

acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated this 29th day of July, 2019.

John C. Georgen, Sr.

STATE OF IOWA, COUNTY OF DUBUQUE) ss:

This instrument was acknowledged before me on July 29, 2019, by John C. Georgen, Sr.

Notary Public

STEPHAN E. ALT
Commission Number 808113
My Commission Expires
December 26, 2020