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Date 10/11/2019 Time 1:33:04PM
Rec Amt $37.00 Aud Amt $20.00
Rev Transfer Tax $617.60
Rev Stamp# 414 DOV# 439

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:
Steven E. Carr, 117 S. Franklin Street, PO Box 333, Manchester, Iowa 52057
Phone: (563) 927-4164

Taxpayer Information:
Joe Koopmann, 21 6th Street, Delhi, Iowa 52223

Return Address
Joe Koopmann, 21 6th Street, Delhi, Iowa 52223

Grantors:
Joe Koopmann, Mary LaMar and John Koopmann, Co-Trustees of the Rose A. Koopmann Revocable Trust dated August 31, 2015, and any amendments thereto

Grantees:
Joe Koopmann, an undivided ¼ interest; Mary LaMar, and undivided ¼ interest; John Koopmann, an undivided ¼ interest; and Julie Matternich and Wm. Alan Metternich, wife and husband, an undivided ¼ interest as joint tenants with full rights of survivorship and not as tenants in common.

Legal Description: See Addendum

Document or instrument number of previously recorded documents:

TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of $386,078.00 Dollar(s) and other valuable consideration, Joe Koopmann, Mary LaMar, and John Koopmann, Co-Trustees of Rose A. Koopmann Revocable Trust dated August 31, 2015, and any amendments thereto do hereby convey to Julie Matternich and Wm. Alan Metternich, wife and husband an undivided ¼ interest as joint tenants with full rights of survivorship and not as tenants in common; Joe Koopmann, an undivided ¼ interest; Mary LaMar, and undivided ¼ interest; John Koopmann, an undivided ¼ interest the following described real estate in Delaware County, Iowa:

See Page 4

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: October 10, 2019.

Joe Koopmann

Joe Koopmann

Mary LaMar

Mary LaMar

John Koopmann

John Koopmann
As Co-Trustees of the above-entitled trust

ACKNOWLEDGMENT FOR INDIVIDUAL TRUSTEE

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on October 10, 2019, by Joe Koopmann. As Co-Trustee of the above-entitled trust.

NOTARIAL SEAL IOWA
STEVEN E. CARR
Commission Number 713328
My Commission Expires
October 30, 2019

Signature of Notary Public

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on October 10, 2019, by Mary LaMar. As Co-Trustee of the above-entitled trust.

NOTARIAL SEAL IOWA
STEVEN E. CARR
Commission Number 713328
My Commission Expires
October 30, 2019

Signature of Notary Public

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on October 10, 2019, by John Koopmann. As Co-Trustee of the above-entitled trust.

NOTARIAL SEAL IOWA
STEVEN E. CARR
Commission Number 713328
My Commission Expires
October 30, 2019

Signature of Notary Public

Addendum

1. All that part of the Southwest Quarter (SW¼) of the Northwest Quarter (NW¼) of Section Twenty (20), Township Eighty Eight (88) North, Range Four (4), West of the Fifth P.M. that lies West of the road, except commencing at the Southwest corner of said Southwest Quarter (SW¼) of the Northwest Quarter (NW¼) and running thence East along the South line of said Southwest Quarter (SW¼) of the Northwest Quarter (NW¼) a distance of four hundred thirty (430.0) feet, thence North 15° 38' East four hundred fifty five and two-tenths (455.2) feet along the Northwesterly right-of-way line of the highway to the point of beginning, thence continuing North 15° 38' East one hundred (100.0) feet along said right-of-way, thence North 36° 30' East one hundred thirty five (135.0) feet, thence North 53° 30' West one hundred eighty three and five-tenths (183.5) feet, thence South 36° 30' West two hundred twenty eight and four-tenths (228.4) feet, thence South 53° 30' East two hundred nineteen and one-tenth (219.1) feet to the point of beginning; and further excepting commencing at the Northwest corner of said Southwest Quarter (SW¼) of the Northwest Quarter (NW¼) and running thence East eight hundred eighty five and two-tenths (885.2) feet along the North line of said Southwest Quarter (SW¼) of the Northwest Quarter (NW¼) to the point of beginning, thence East two hundred twelve and seven-tenths (212.7) feet, thence South 36° 10' West three hundred seventy seven and six-tenths (377.6) feet along the West right-of-way line of the road, thence North 53° 50' West one hundred eighty five (185.0) feet, thence North 39° 11' East two hundred fifty three (253.0) feet to the point of beginning,

AND

The Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) of Section Nineteen (19) and the Northwest Quarter (NW¼) of the Northwest Quarter (NW¼) of Section Twenty Nine (29) and the North one-half (N½) of the Northeast Quarter (NE¼) of Section Thirty (30) except that part described as commencing at the Northwest corner of the Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) of said Section Nineteen (19) and running thence North 90°00' East one hundred forty two and one-tenth (142.1) feet, thence South ninety and six-tenths (90.6) feet, thence South 23°37' West seventy one and six-tenths (71.6) feet, thence South 5°16' West ninety nine (99.0) feet, thence South 13°54' West eighty eight and seven-tenths (88.7) feet, thence South 12°48' West sixty five and four-tenths (65.4) feet, thence South 5°37' West two hundred seven and

seven-tenths (207.7) feet, thence South 4°15' West one hundred fifteen and six-tenths (115.6) feet, thence South 7°00' East one hundred sixty nine and three-tenths (169.3) feet, thence South 66°45' East one hundred five and three-tenths (105.3) feet, thence South 84°05' East sixty four and five-tenths (64.5) feet, thence South 19°46' East sixty eight and one-tenth (68.1) feet, thence South 13°37' East one hundred forty one (141.0) feet, thence South 3°15' West one hundred seventeen and three-tenths (117.3) feet, thence South 77°08' West ninety five and five-tenths (95.5) feet to the line between said Sections Nineteen (19) and Thirty (30), thence South 21°22' West one hundred sixty five and five-tenths (165.5) feet, thence South 9°18' West three hundred eleven and five-tenths (311.5) feet, thence South 50°30' East one hundred nine and seven-tenths (109.7) feet, thence South 12°02' West two hundred twenty seven and four-tenths (227.4) feet, thence North 70°20' West one hundred two and six-tenths (102.6) feet, thence South 63°15' West one hundred thirty three and two-tenths (133.2) feet, thence South 38°11' West two hundred three and two-tenths (203.2) feet, thence South 22°11' West three hundred twenty one and nine-tenths (321.9) feet, thence South 10°35' East eighty and one-tenth (80.1) feet, thence North 89°34' East one hundred fifty two and four-tenths (152.4) feet, thence North 83°34' East ninety four (94.0) feet, thence North 73°53' East sixty seven and three-tenths (67.3) feet, thence North 17°21' East eighty and six-tenths (80.6) feet, thence South 87°21' East two hundred forty seven and eight-tenths (247.8) feet, thence North 84°32' East one hundred thirty four and nine-tenths (134.9) feet, thence North 80°50' East one hundred five and nine-tenths (105.9) feet, thence North 4°13' East one hundred seventy and two-tenths (170.2) feet, thence North 39°52' East one hundred and seven-tenths (100.7) feet, thence North 5°58' East fifty one and two-tenths (51.2) feet, thence South 73°54' East two hundred one and one-tenth (201.1) feet, thence North 61°09' East forty seven and five-tenths (47.5) feet, thence South 68°42' East forty four and five-tenths (44.5) feet, thence North 88°37' East ninety nine and six-tenths (99.6) feet, thence South 81°29' East ninety six and two-tenths (96.2) feet, thence North 73°40' East one hundred five and eight-tenths (105.8) feet, thence North 63°13' East one hundred six (106.0) feet, thence North 23°17' East thirty seven and five-tenths (37.5) feet, thence South 75°47' East seventy seven and three-tenths (77.3) feet, thence North 41°55' East one hundred seventy seven and six-tenths (177.6) feet, thence South 26°52' East two hundred thirty one and three-tenths (231.3) feet, thence South 4°25' East one hundred fourteen and one-tenth (114.1) feet, thence South 7°45' West one hundred thirty four and seven-tenths (134.7) feet, thence South 36°29' West one hundred four and nine-tenths (104.9) feet, thence South 48°26' West

seventy six and one-tenth (76.1) feet, thence South 52°11' West to a point on the South line of the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of said Section Thirty (30), thence West to a point two hundred ninety five and one-tenth (295.1) feet West of the Southeast corner of the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼) of said Section Thirty (30), thence North one hundred (100.0) feet, thence North 25°42' East six hundred forty five (645.0) feet, thence North 29°58' East five hundred forty five (545.0) feet, thence North 51°24' East two hundred sixty eight (268.0) feet to a point on the North line of the Northwest Quarter (NW¼) of the Northeast Quarter (NE¼) of said Section Thirty (30), thence East to the Northeast corner of said Northwest Quarter (NW¼) of the Northeast Quarter (NE¼) of Section Thirty (30), thence North to place of beginning; ~~and further except that part of said Northeast Quarter (NE¼) of the Northwest Quarter (NW¼) of said Section Thirty (30) described as commencing at a point which lies one thousand two hundred fifty six (1256.0) feet East of the Northwest corner of said Section Thirty (30), thence South 6°15' East one hundred ninety five and seven-tenths (195.7) feet, thence South 8°02' West six hundred thirty two (632.0) feet, thence South 78°52' West one hundred thirty three and one-tenth (133.1) feet to a point on the West line of said Northeast Quarter (NE¼) of the Northwest Quarter (NW¼), thence South to the Southwest corner of said Northeast Quarter (NE¼) of the Northwest Quarter (NW¼), thence East to a point which is one thousand three hundred twenty five and eight-tenths (1325.8) feet South and six hundred five and four-tenths (605.4) feet East of point of beginning, thence North one thousand three hundred twenty five and eight-tenths (1325.8) feet, thence West six hundred five and four-tenths (605.4) feet to point of beginning;~~ and further except all that part of ~~the North one-fourth (N¼) of the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼) and of~~ the North one-fourth (N¼) of the Northwest Quarter (NW¼) of the Northeast Quarter (NE¼) of said Section Thirty (30) not previously excepted; and except that part of the Northwest Quarter (NW¼) of the Northwest Quarter (NW¼) of said Section Twenty Nine (29) which lies South of the following described line: Commencing at a point which is three thousand eight hundred eighty four and six-tenths (3884.6) feet North of the Southwest corner of said Section Twenty Nine (29), thence North 56°30' East seven hundred seventeen (717.0) feet, thence North 70°35' East seven hundred sixty (760.0) feet to the East line of said Northwest Quarter (NW¼) of the Northwest Quarter (NW¼) of said Section Twenty Nine (29); and further excepting the North nine hundred fifty (950.0) feet of the West one-half (W½) of the Northwest Quarter (NW¼) of the Northeast Quarter (NE¼) of said

Section Thirty (30); and further excepting any part thereof which may be included in the plat of H. L. C. Second Subdivision of Part of the North one-half (N½) of Section Thirty (30), Township Eighty Eight (88) North, Range Four (4), West of the Fifth P.M., according to plat recorded in Book 4 Plats, Pages 76-77; also except Lot One (1) of Koopmann Subdivision Part Of The SW¼-NW¼ And Part Of The NW¼-NW¼ Of Section 29, Township 88 North, Range 4 West Of The Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 6 Plats, Page 45; and also except Parcel 2016-09 Part Of The NE 1/4 - NE 1/4 Sec. 30, T88N, R4W Of The 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2016, Page 272; all of said real estate being in Township Eighty Eight (88) North, Range Four (4), West of the Fifth P.M.; and The Northeast Quarter (NE¼) of the Northwest Quarter (NW¼) of Section Twenty Nine (29) except commencing at a point which lies one thousand three hundred twenty (1320.0) feet East and six hundred sixty four and four-tenths (664.4) feet South of the Northwest corner of said Section Twenty Nine (29), running thence South 33° 09' East a distance of seven hundred eighty three (783.0) feet, thence North 90° 00' West a distance of four hundred twenty eight and one-tenth (428.1) feet, thence North 0° 00' East or West to the point of beginning, all in Township Eighty Eight (88) North, Range Four (4), West of the Fifth P.M.