**Recorded: 12/2/2019 at 11:11:47.0 AM**
**County Recording Fee: $37.00**
**Iowa E-Filing Fee: $3.69**
**Combined Fee: $40.69**
**Revenue Tax: $0.00**
**Delaware County, Iowa**
**Daneen Schindler RECORDER**
**BK: 2019 PG: 3384**

Prepared by: Darrel A. Morf, Simmons Perrine Moyer Bergman PLC
and return to: 115 Third Street SE - Suite 1200, Cedar Rapids, Iowa 52401 (319) 366-7641

**SPACE ABOVE THIS LINE FOR RECORDER**

Address Tax Statement: Willenborg Family Trust: c/o Hertz Management: PO Box 500, Nevada, IA 50201-0500

# TRUSTEE WARRANTY DEED

For the consideration of one dollar and other valuable consideration, **RUTH H. WILLENBORG, AS SUCCESSOR TRUSTEE THE FRED E. WILLENBORG REVOCABLE INTER VIVOS TRUST ORIGINALLY EXECUTED ON NOVEMBER 25, 1991 AS MOST RECENTLY AMENDED AND RESTATED ON NOVEMBER 13, 2009, AS AMENDED ON MARCH 6, 2012**, does hereby convey to **RUTH H. WILLENBORG, AS TRUSTEE OF THE FAMILY TRUST CREATED UNDER THE FRED E. WILLENBORG REVOCABLE INTER VIVOS TRUST ORIGINALLY EXECUTED ON NOVEMBER 25, 1991 AS MOST RECENTLY AMENDED AND RESTATED ON NOVEMBER 13, 2009, AS AMENDED ON MARCH 6, 2012,** following described real estate in Delaware County, Iowa:

**An undivided one-half interest in and to:**
**See Exhibit "A" attached hereto and incorporated herein by reference (page 3),**

together with and subject to covenants, conditions, restrictions and easements of record.

The grantor hereby covenants with grantee, 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 grantee 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.

This deed represents a transfer of real estate, being a distribution from a trust without additional consideration and is therefore exempt from transfer tax pursuant to Iowa Code Section 428A.2(20 and 21), and for the same reason is exempt from the requirements of a declaration of value and a groundwater hazard statement.

Words and phrases herein, including the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: 26th Nov, 2019

Ruth H. Willenborg, Successor Trustee

**RUTH H. WILLENBORG, SUCCESSOR TRUSTEE THE FRED E. WILLENBORG REVOCABLE INTER VIVOS TRUST ORIGINALLY EXECUTED ON NOVEMBER 25, 1991 AS MOST RECENTLY AMENDED AND RESTATED ON NOVEMBER 13, 2009, AS AMENDED ON MARCH 6, 2012**

STATE OF Arkansas, COUNTY OF Benton, ss:

This instrument was acknowledged before me this 26th day of Nov., 2019 by **RUTH H. WILLENBORG, AS SUCCESSOR TRUSTEE THE FRED E. WILLENBORG REVOCABLE INTER VIVOS TRUST ORIGINALLY EXECUTED ON NOVEMBER 25, 1991 AS MOST RECENTLY AMENDED AND RESTATED ON NOVEMBER 13, 2009, AS AMENDED ON MARCH 6, 2012.**

STATE OF ARKANSAS NOTARY PUBLIC
ELAINE GRACE ORAY-PERE
MY COMMISSION # 12389890
EXPIRES: September 25, 2022
Benton County

Elaine Grace Oray-Pere

Notary Public in and for said State, AR
My Commission Expires: 9/25/22

EXHIBIT "A"
LEGAL DESCRIPTION

The West ½ of the SW ¼ of Section 29, and the North ½ of the SE ¼ of Section 30, all in Township 90 North, Range 3, West of the 5th P.M., Delaware County, Iowa, EXCEPT the North 40 feet of the NW ¼ of the SW ¼ of said Section 29;

AND

The South ½ of the NE ¼ and the South 29 acres of the NW ¼ of the NE ¼ and the South 32 acres of the NE ¼ of the NE ¼ of Section 36-90N-4W, Delaware County, Iowa, EXCEPT road;

AND

The East ½ of the NE ¼ of Section 30-90N-3W, Delaware County, Iowa, containing 80 acres more or less, according to Government Survey;

AND

The NE Frl. ¼ of the NE ¼ and the SE ¼ of the NE Frl. ¼ and the NE ¼ of the SE ¼ of Section 2-89N-4W, Delaware County, Iowa, subject to highway right of way, EXCEPT for a parcel described as follows: From the S.E. corner of the NE Frl. ¼ of said Section 2, thence North along said quarter-section line 495.12 feet to the point of beginning; thence North 88°00' 40" W 13.24 feet; thence N 88°00'40" W 244.56 feet; thence N 1°08'39" E 338.05 feet; thence N 84°22'50" E 238.81 feet; thence N 84°22'50" E 24.71 feet to said quarter-section line; thence South along said section line 369.85 feet to the point of beginning, said excepted area measuring 1.97 acres including right of way, and 1.86 acres net.