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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:
Jane E. Hanson, Hanson Law Office, 401 E Main St, Manchester, Iowa 52057
Phone: (563) 927-5920

Taxpayer Information:
Kathryn L. Gray Revocable Trust dated March 26, 2019

Return Document To:
Kathryn L. Gray Revocable Trust dated March 26, 2019

Grantors:
Kathryn L. Gray, Trustee

Grantees:
DM Cove, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

TRUSTEE WARRANTY DEED
(Inter-Vivos Trust)

For the consideration of $10.00 Dollar(s) and other valuable consideration, Kathryn L. Gray, Trustee of Kathryn L. Gray Revocable Trust dated March 26, 2019 does hereby convey to DM Cove, LLC the following described real estate in Delaware County, Iowa:

An undivided one-seventh interest in and to the following described real estate:

This deed is exempt according to Iowa Code 428A.2(10).
All of Keith's First Subdivision of part of the South Half (S 1/2) of the Northeast Quarter (NE 1/4) and part of the North Half (N 1/2) of the Southeast Quarter (SE 1/4) of Section Thirty (30), Township Eighty-eight (88) North, Range Four (4) West of the Fifth P.M. in Delaware County, Iowa, according to plat recorded in Book 4 Plats, Page 20, also all lake frontage adjoining said Keith's First Subdivision running to the water front and then at right angles to the middle of Delhi Lake; except that part of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section Thirty (30), Township Eighty Eight (88) North, Range Four (4), West of the Fifth P.M., described as commencing at the Southwest corner of said Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4), said point being the point of beginning, then North 2° 11' 35" West three hundred (300) feet along the West line of said Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4), thence South 55° 19' 15" East two hundred fifty (250) feet, thence South 50° 56' 25" West two hundred fifty (250) feet to the point of beginning and also except that portion of the Maquoketa River lying adjacent to the Northeasterly boundary of said excepted parcel and extending to the centerline of said river; also Parcel C of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4), Section 30, Township Eighty-Eight North (XXX), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 8 Plats, Page 175.

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: AH. 9-4-2020

Kathryn L. Gray
Kathryn L. Gray
As Trustee of the above-entitled trust

ACKNOWLEDGMENT FOR INDIVIDUAL TRUSTEE

STATE OF Iowa, **COUNTY OF** Wapello

This record was acknowledged before me on September 4th 2020, by Kathryn L. Gray, as Trustee of the above-entitled trust.

Aaron Hopkins
Signature of Notary Public

Aaron P Hopkins
Commission Number 776647
My Commission Expires
1-24-22