Jane Hanson

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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)
Craig Elliott, 207 W Main St, Anamosa, Iowa 52205
Phone: (319) 462-4361

Taxpayer Information: (Name and complete address)
Lawrence J. Gudenkauf, 2078 295th Street, Delhi, IA 52223

Return Document To: (Name and complete address)
Lawrence J. Gudenkauf, 2078 295th Street, Delhi, IA 52223

Grantors:
Ann E. Gudenkauf
Revocable Trust

Grantees:
Marvin D. Gudenkauf as
Executor of Lawrence J.
Gudenkauf Estate

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 ONE ($1.00) ----- Dollar(s) and other valuable consideration, ANN E. GUDENKAUF (Trustee) ~~(Co-Trustees)~~ of the Gerald and Ann Gudenkauf Revocable Trust does hereby convey to MARVIN D. GUDENKAUF AS THE EXECUTOR OF THE LAWRENCE J. GUDENKAUF ESTATE the following described real estate in DELAWARE County, Iowa:

That part of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section Eleven (11), Township Eighty Seven (87) North, Range Five (5), West of the 5th P.M., Delaware County, Iowa, that lies West of the diagonal road running through said 40-acre parcel, subject to roadways and easements of record.
(This Deed is given in fulfillment of real estate contract between the parties dated May 7, 2004 and recorded May 27, 2004 in Book 2004, page 1881, Delaware County Iowa Recorder.
Notwithstading any express of implied warranties contained herein, Grantors herein make no express or implied warranties as to the title subsequent to the date of the above contract.)

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 ~~September~~ Oct. 2 2020.

Ann E Gudenkauf
As (Trustee) ~~(Co-Trustee)~~ of
the above-entitled trust

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

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Acknowledgment for Individual Trustee

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on Oct. 2, 2020, by Ann E. Gudenkauf.

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

Debra Gassman
Signature of Notary Public

DEBRA GASSMAN
Commission Number 742995
My Comm. Exp. 9-26-21

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