Recorded: 4/19/2021 at 8:13:43.0 AM
County Recording Fee: $32.00
Iowa E-Filing Fee: $3.00
Combined Fee: $35.00
Revenue Tax: $399.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 1375

TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. 107
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
George Davis, 225 1st Avenue East Dyersville, Iowa 52040
Phone: (563) 875-9112

Taxpayer Information: (Name and complete address)
David and Sherry Kronlage 32402 40th Street, Dyersville, Iowa 52040

Return Document To: (Name and complete address)
George Davis, 225 1st Avenue East Dyersville, Iowa 52040

Grantors:
Arthur J. Kronlage
Revocable Trust

Grantees:
David R. Kronlage
Sherry A. Kronlage

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 Ten ($10.00) Dollar(s) and other valuable consideration, Phillip Kronlage and Joan M. Thompson ~~(Trustee)~~ (Co-Trustees) of the Arthur J. Kronlage Revocable Trust does hereby convey to David R. Kronlage and Sherry A. Kronlage, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common the following described real estate in Delaware County, Iowa: See 1 in Addendum

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 April 12, 2021

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

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

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Acknowledgment for Individual Trustee

STATE OF Minnesota, COUNTY OF Hennepin

This record was acknowledged before me on April 12, 2021, by Phillip Kronlage, Trustee,

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

Signature of Notary Public

WILLIAM M. HANSEN
Notary Public-Minnesota
My Commission Expires Jan 31, 2025

STATE OF Iowa, COUNTY OF Johnson

This record was acknowledged before me on March 30th 2021, by Joan M. Thompson, Trustee,

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

Signature of Notary Public

Brian Tuttle
Commission Number 810786
My Commission Expires
6/12/24

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

Addendum

1. An undivided one-half interest in the following property:

The Northeast Quarter NE ¼ of the Northwest Quarter (NW 1/4); West Half (W 1/2) of the Northeast Quarter (NE 1/4) of Section Thirty-Five (35), Township Eighty Nine (89) North, Range Three (3), West of the Fifth P.M., Delaware County, Iowa, except that portion of real estate sold for highway purposes; and that portion owned by the railroad company, subject to all easements of record, and,

All that portion of real estate in the North Half (N 1/2) of the Northwest Quarter (NW 1/4) of Section 36, and the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 35, Township 89 North, Range 3 West of the 5th P.M., Delaware County, Iowa, South of the present old Highway #20 and West of the County Road, except that portion sold for highway purposes and easements of record. That portion sold includes Lot 3 of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 35, and North Half (N 1/2) of the Northwest Quarter (NW 1/4) of Section 36, Township 89 North, Range 3 West of the 5th P.M., per plat filed May 26, 1926, in Plat Book 2, Page 10 records of Delaware County, Iowa

Except Parcel 2016-15 Part of the North Half of the Northwest Quarter of Section 36, Township 89 North, Range 3 West of the Fifth P.M., Delaware County, Iowa, according to the plat recorded in Book 2016, Page 1165

This deed is given in consummation of the terms of a Real Estate Contract between the parties hereto dated August 19, 1992, and filed for record on September 15, 1992, in Book 130 L.D., Page 129, as subsequently amended of record. Grantor warrants the title against the claims of all persons whomsoever arising on or before August 19, 1992, and against the lawful claims of all persons claiming by, through or under us since August 19, 1992.

Exempt from Declaration of Value and Groundwater Hazard Statement per Exemption #1 - deed given in consummation of a previously recorded contract.