Recorded: 1/5/2023 at 9:33:27.0 AM
County Recording Fee: $22.00
Iowa E-Filing Fee: $3.00
Combined Fee: $25.00
Revenue Tax: $367.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 31

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:
Joshua P. Weidemann, O'Connor & Thomas, P.C., 1000 Main Street, Dubuque, IA 52001, Phone: (563) 557-8400 (pan)

Taxpayer Information:
Joseph Steinborn and Kristan Steinborn, 108 Crescent Drive, Manchester, IA 52057

Return Document To:
Joseph Steinborn and Kristan Steinborn, 108 Crescent Drive, Manchester, IA 52057

Grantors:
Carol L. Moroney, Successor Trustee of the Robert J. Moroney Trust dated July 26, 2022
Carol L. Moroney, Trustee of the Carol L. Moroney Trust dated July 26, 2022

Grantees:
Joseph Steinborn
Kristan Steinborn

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

TRUSTEE WARRANTY DEED

For the consideration of Ten Dollars ($10.00) and other valuable consideration, Carol L. Moroney, Successor Trustee of the Robert J. Moroney Trust dated July 26, 2022, and Carol L. Moroney, Trustee of the Carol L. Moroney Trust dated July 26, 2022, do hereby Convey to Joseph Steinborn and Kristan Steinborn the following described real estate in Delaware County, Iowa:

Lot Eight (8) and Lot Nine (9), except the Easterly twenty (20.0) feet of said Lot Nine (9) described as commencing at the Southeast corner of said Lot Nine (9) and running thence Westerly a distance of twenty (20.0) feet on the South line of said Lot Nine (9), thence Northerly to a point on the North line of said Lot Nine (9) which is twenty (20.0) feet West of the Northeast corner of said Lot Nine (9), thence East to the Northeast corner of said Lot Nine (9), thence Southerly to the Southeast corner of said Lot Nine (9), in Northtown Estates Subdivision of part of the North one-half (N½) of the Southeast Quarter (SE¼) of Section Twenty (20), Township Eighty Nine (89) North, Range Five (5), West of the Fifth Principle Meridian, according to plat recorded in Book 4 Plats, Page 13.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

The grantors hereby covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that grantors have 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 grantors covenant to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

The grantors further warrant to the grantees all of the following: That the trusts pursuant to which the transfer is made are duly executed and in existence; that to the knowledge of the grantors the persons creating the trusts were under no disability or infirmity at the time the trusts were created; that the transfer by the trustees to the grantees is effective and rightful; and that the trustees know of no facts or legal claims which might impair the validity of the trusts 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: January 3, 2023.

ROBERT J. MORONEY TRUST DATED JULY 26, 2022

By Carol L Moroney
Carol L. Moroney, Successor Trustee

CAROL L. MORONEY TRUST DATED JULY 26, 2022

By Carol L Moroney
Carol L. Moroney, Trustee

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STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on January 3, 2023, by Carol L. Moroney, Successor Trustee of the Robert J. Moroney Trust dated July 26, 2022, and Carol L. Moroney, Trustee of the Carol L. Moroney Trust dated July 26, 2022.

BARBARA K. SAILER
Commission Number 194508
My Commission Expires
1-26-25

Barbara K Sailer
Signature of Notary Public