Recorded: 9/12/2024 at 11:41:21.0 AM
County Recording Fee: $22.00
Iowa E-Filing Fee: $3.00
Combined Fee: $25.00
Revenue Tax: $6,336.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 2275

**Preparer:** Alecia A. Cederdahl, 699 Walnut Street, Suite 2000, Des Moines, IA 50309, (515) 288-6041
**Return To/Address Tax Statement:** Stately Properties, LLC, 10500 E Lost Canyon Drive, Lot 21, Scottsdale, AZ 85255

# TRUSTEE WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Kent Croskey, Trustee of the Genevieve J. Croskey Trust Dated June 15, 2021, does hereby convey to Stately Properties, LLC, a Colorado limited liability company, all its right, title, interest, estate, claim and demand in the following described real estate in Delaware County, Iowa:

**The West one-half (W ½) of the Southeast Quarter (SE ¼) of Section Twenty-Four (24), and the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section Twenty-Five (25), Township Eighty Eight (88) North, Range Six (6), West of the Fifth P.M., except the East four hundred seventy eight (478) feet of the North four hundred fifty (450) feet of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of said Section Twenty Four (24)**

**AND**

**The Southwest Quarter (SW ¼) of Section Twenty Four (24), Township Eighty Eight (88) North, Range Six (6), West of the Fifth P.M., except the South five hundred (500.0) feet of the North two thousand (2000.0) feet of the West five hundred (500.0) feet thereof.**

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 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: 09/11/2024

Kent Croskey, Trustee, of the Genevieve J. Croskey Trust Dated June 15, 2021
(Grantor)

STATE OF Iowa, COUNTY OF Warren

This record was acknowledged before me on 9/11/2024, by Kent Croskey, Trustee, Genevieve J. Croskey Trust Dated June 15, 2021.

NOTARIAL SEAL IOWA

SOPHIA STAFFORD
Commission Number
838528
My Commission Expires
04/01/2025

Sophia Stafford
Signature of Notary Public