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Date 2/10/2025 Time 2:24:34PM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $1,199.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Return To: Kandie K. Gelner, 920 S. Dubuque St., P.O. Box 2000, Iowa City, IA 52244
Taxpayer: Corey Martin Bildstein and Stephanie Kay Bildstein, 1333 Linn Delaware Rd., Coggon, IA 52218
Preparer: Kandie K. Gelner, 920 S. Dubuque St., P.O. Box 2000, Iowa City, IA 52244, Phone: 319-351-8181

TRUSTEE WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Julie E. Wiklund, Trustee of Donald M. Goettsch Revocable Trust, does hereby convey to Corey Martin Bildstein and Stephanie Kay Bildstein, a married couple, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

The North one-half (N½) of the Southwest Quarter (SW¼) of Section Thirty-Four (34), Township Eighty-Seven (87) North, Range Six (6), West of the Fifth Principal Meridian.

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, this 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: 2/6/2025.

DONALD M. GOETTSCH REVOCABLE TRUST

By Julie E Wiklund TTEE
Julie E. Wiklund, Trustee

STATE OF TENNESSEE, COUNTY OF SHELBY:

This record was acknowledged before me on February 6th, 2025, Thursday, by Julie E. Wiklund, Trustee of the above-entitled trust.

JENNY JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

Jenny Jordan
Signature of Notary Public

my com exp. 9/8/2027

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