Recorded: 2/26/2025 at 8:07:51.0 AM
County Recording Fee: $32.00
Iowa E-Filing Fee: $3.60
Combined Fee: $35.60
Revenue Tax: $0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 495

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:
Mark J. Seidl, 229 Northland Court NE, Cedar Rapids, IA 52402, Phone: 3193779770

Taxpayer Information:
Michael J. Bertling, Thomas J. Bertling, and Steven Bertling, in equal shares as tenants in common,

Return Document To:
Mark J. Seidl, 229 Northland Court NE, Cedar Rapids, IA 52402, Phone: 3193779770

Grantors:
Michael J. Bertling

Grantees:
Michael J. Bertling, Thomas A. Bertling, and Steven Bertling, in equal shares as tenants in common

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

TRUSTEE WARRANTY DEED

For the consideration of One Dollar and other valuable consideration, Michael J. Bertling, Trustee of the Roman J. Bertling Family Trust, does hereby Convey to Michael J. Bertling, Thomas A. Bertling, and Steven Bertling, in equal shares as tenants in common, the following described real estate in Jones County, Iowa:

SE ¼ SW ¼; NE ¼ SW ¼ EXCEPTING Parcel C as shown in Plat recorded in Book 2010, Page 1124; W ½ SE ¼; SE ¼ SE ¼, all in Section 23; SW ¼ SW ¼ of Section 24; NW ¼ NW ¼ of Section 25; and N ½ NE ¼ of Section 26, All in Township 88 North, Range 3, West of the 5th P.M.

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.

This deed is tax exempt according to Iowa Code 428A.2(22).

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 grantee 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: February 13, 2025.

Michael J. Bertling as Trustee of the
Roman J. Bertling Family Trust

STATE OF IOWA, COUNTY OF JONES

This record was acknowledged before me on February 13, 2025, by Michael Bertling, Trustee of the above-entitled trust.

MARK SEIDL
NOTARIAL SEAL
IOWA
Commission Number 845790
My Comm. Expires

Signature of Notary Public

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