Recorded: 3/26/2025 at 9:24:35.0 AM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $297.60
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 749

Prepared by: Jessica A. Doro, Bradley & Riley PC, P.O. Box 2804, Cedar Rapids, IA 52406-2804; 319-363-0101
Return to:
Address tax statement:

TRUSTEE'S WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration, RUTH E. HAMILTON, Trustee of the D. Hamilton Family Trust, does hereby convey to Edgewood Convalescent Home, Inc., an Iowa Code Chapter 490 Domestic For-Profit Corporation organized and existing under the laws of the State of Iowa, any and all interest it holds in the following described real estate in Delaware County, Iowa:

Unit 1 in Condominium 1 and the undivided interest in the Common Area appurtenant to said Unit, in Chestnut Village Condominiums, according to Declaration Of Submissions Of Property To Horizontal Property Regime For Chestnut Village Condominiums, recorded in Book 2020, Page 1139; same being located on Lots Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15) and Sixteen (16), Block Seven (7), F.A. Densmore's Second Addition to Edgewood, Iowa, according to plat recorded in Book 1 Plats, Page 113, and plat recorded in Book 2020, Page 118

The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record in the office of the Recorder of Delaware County, Iowa. *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.*

By acceptance and recording of this Deed, Grantee acknowledges that Grantee is a purchaser for value in good faith and without notice of any adverse claim and has relied on the Individual Trustee's Affidavit recorded with the Deed pursuant to Iowa Code Section 614.14.

The Grantor hereby covenants with Grantee, and successors in interest, that Grantor holds the real estate by title in fee simple; that Grantor has good and lawful authority to 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 lawful claims of all persons, except as may be above stated.

The Grantor further warrants to the Grantee 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 Trustees 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 acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: March 25th, 2025.

D. HAMILTON FAMILY TRUST

By: Ruth E. Hamilton, Trustee
RUTH E. HAMILTON, Trustee

STATE OF IOWA)
) ss:
COUNTY OF Dubuque)

This instrument was acknowledged before me on March 25, 2025 by RUTH E. HAMILTON, as Trustee of the D. Hamilton Family Trust.

CAROLYN DAVIS
Commission Number 833618
My Commission Expires
August 9, 2027

Carolyn Davis
Notary Public in and for State