Recorded: 4/16/2025 at 3:15:41.0 PM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $16.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 947

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Carolyn C. Davis, 225 1st Ave East, Dyersville, IA 52040, Tel: 563-875-9112

Taxpayer Information: David R. and Sherry A. Kronlage, 630 8th Avenue Ct. SW, Dyersville, Iowa 52040

Return Document To: David R. and Sherry A. Kronlage, 630 8th Avenue Ct. SW, Dyersville, Iowa 52040

Grantors: Judith A. Burkle as trustee of Judy A. Burkle Living Trust dated November 26, 2019

Grantees: an undivided one-half interest to the David R. Kronlage Declaration of Trust dated March 26, 2012, David R. Kronlage, Trustee and an undivided one-half interest to the Sherry A. Kronlage Declaration of Trust dated March 26, 2012, Sherry A. Kronlage, Trustee

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

TRUSTEE WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Judith A. Burkle, Trustee of the Judy A. Burkle Living Trust dated November 26, 2019, does hereby Convey an undivided one-half interest to the David R. Kronlage Declaration of Trust dated March 26, 2012, David R. Kronlage, Trustee and an undivided one-half interest to the Sherry A. Kronlage Declaration of Trust dated March 26, 2012, Sherry A. Kronlage, Trustee, the following described real estate in Delaware County, Iowa:

Lot Eight W (8W) of Westridge Estates 5th Addition in the City of Dyersville, Iowa, according to the plat recorded in Book 2004, Page 3000

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: April 11th, 2025.

Judy A. Burkle Living Trust dated November 26, 2019

By Judith A. Burkle, as Trustee
Judith A. Burkle, as Trustee

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on April 11th, 2025, by Judith A. Burkle, Trustee of the above-entitled trust.

Signature of Notary Public

ASHLEY COSSELMAN
Commission Number 788934
My Comm. Exp. 5/17/27

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