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Document 2025 3481 Type 03 001 Pages 3
Date 12/19/2025 Time 3:42:19PM
Rec Amt $17.00 Aud Amt $15.00
Rev Transfer Tax $2,745.60

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

# TRUSTEE WARRANTY DEED AND SECTION 614.14 AFFIDAVIT
## Recorder's Cover Sheet

**Preparer Information:** John M Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Tel: 563-927-4164

**Taxpayer Information:** Jennifer L. Kritz, 1295 190th Avenue, Edgewood, IA 52042

**Return Document To:** John M Carr, 117 S Franklin Street, Manchester, Iowa 52057

**Grantors:** Jennifer L. Kritz as trustee of Lawrence J. Taken Revocable Trust dated 12/7/2023

**Grantees:** Jennifer L. Kritz and Keith Kritz

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**

# TRUSTEE WARRANTY DEED AND SECTION 614.14 AFFIDAVIT

For the consideration of One Million Seven Hundred Sixteen Thousand One Hundred Seventy Dollar(s) and other valuable consideration, Jennifer L. Kritz, Trustee of Lawrence J. Taken Revocable Trust dated 12/7/2023, does hereby convey to Jennifer L. Kritz and Keith Kritz, as 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 Northwest Quarter (NW¼) and the Northwest Quarter (NW¼) of the Southwest Quarter (SW¼) of Section Twenty Eight (28), and the South one-half (S½) of the Southeast Quarter (SE¼) of the Northeast Quarter (NE¼) and the North seven (7) acres of the Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) of Section Twenty Nine (29), all in Township Ninety (90) North, Range Five (5), West of the Fifth P.M.
AND
The Southeast Quarter (SE¼) of Section Sixteen (16), Township Ninety (90) North, Range Five (5), West of the Fifth P.M subject to highways and easements of record together with all easements and servient estates appurtenant thereto.

The Grantor hereby warrants to Grantees, and successors in interest, that Grantor holds the real estate by title in fee simple, 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 deposes and states that the Trustees personally know of all 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 Grantor is the presently existing Trustee of the above-named trust dated December 7, 2023, to which the above-described real estate was conveyed to the Trustee by , pursuant to an instrument recorded on December 7, 2023, recorded in the office of the Delaware County Recorder in Book 2023, Page 3068; that the trust is in existence, and the Grantor has good and lawful authority to sell and convey the real estate without any limitation or qualification whatsoever; 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: December 19, 2025.

Lawrence J. Taken Revocable Trust dated 12/7/2023

By _____
Jennifer L. Kritz, as Trustee

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STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on December 19, 2025, by Jennifer L. Kritz, Trustee of the above-entitled trust.

Cindy J Blumer

Signature of Notary Public




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