



Book 2018 Page 1951

Document 2018 1951 Type 03 001 Pages 3
Date 7/11/2018 Time 1:17:35PM
Rec Amt \$17.00 Aud Amt \$5.00

Entered for taxation 11th day
of July A D 2018
Carol A. Baker Auditor
By P. Hildbrand Deputy

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA



TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 107

Recorder's Cover Sheet

GW **Preparer Information:** (Name, address and phone number)
George Davis, 225 First Avenue East, Dyersville, IA 52040, Phone: (563) 875-9112

Taxpayer Information: (Name and complete address)
Craig Wulfekuhle, 1416 300th Avenue, Dyersville, Iowa 52040

Return Document To: (Name and complete address)
George Davis, 225 First Avenue East, Dyersville, IA 52040

Grantors:
JoAnn Wulfekuhle
Kim Baumler

Grantees:
Craig Wulfekuhle

Legal description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED (INTER-VIVOS TRUST)

For the consideration of Ten (\$10.00) Dollar(s) and
other valuable consideration, JoAnn Wulfekuhle and Kim Baumler
(Trustee) (Co-Trustees)
of the The Ernest H. Wulfekuhle Irrevocable Trust Under Date of April 8, 2014
does hereby convey to Craig Wulfekuhle
the following described
real estate in Delaware County, Iowa: An undivided one-half interest in The West 1/2 of the
NW 1/4 of the NW 1/4 of Section 28, Township 90 North, Range 3 West of the 5th P.M., Delaware
County, Iowa This deed is exempt according to Iowa Code 428A.2(21).

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 January 13, 2015.

JoAnn Wulfekuhle
JoAnn Wulfekuhle

As ~~(Trustee)~~ (Co-Trustee) of
the above-entitled trust

Kim Baumler
Kim Baumler n/k/a Kim Wulfekuhle Isaac

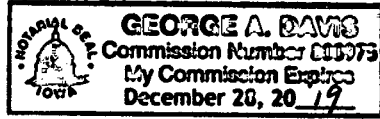
As ~~(Trustee)~~ (Co-Trustee) of
the above-entitled trust

Acknowledgment for Individual Trustee

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on January 13, 2018, by JoAnn Wulfekuhle, Co-Trustee

As ~~(Trustee)~~ (Co-Trustee) of the above entitled trust.



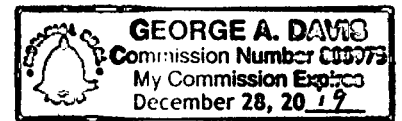
JoAnn
Signature of Notary Public

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on February 2, 2018, by Kim Baumler, Co-Trustee n/k/a Kim Wulfekuhle Isaac

As ~~(Trustee)~~ (Co-Trustee) of the above entitled trust.

Kim Baumler
Signature of Notary Public



Acknowledgment for Corporate Trustee

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____

as _____
of _____

As (Trustee) (Co-Trustee) of the above entitled trust.

Signature of Notary Public

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____

as _____
of _____

As (Trustee) (Co-Trustee) of the above entitled trust.

Signature of Notary Public