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Document 2018 2845 Type 03 001 Pages 3
Date 10/09/2018 Time 1:57:50PM
Rec Amt \$17.00 Aud Amt \$5.00
Rev Transfer Tax \$65.60
Rev Stamp# 429 DOV# 452

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA



TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. 107

Recorder's Cover Sheet

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)

Joshua Wade and Julie Marie Dorothy, 2525 West Carlisle Lane, Dunlap, Illinois 61525

Return Document To: (Name and complete address)

Joshua Wade and Julie Marie Dorothy, 2525 West Carlisle Lane, Dunlap, Illinois 61525

Grantors:

Michael J. Koprucki

Grantees:

Joshua Wade Dorothy
Julie Marie Dorothy

gu
PLEASE RETURN TO:
HAWKEYE ESCROW COMPANY
313 3RD AVE SE
CEDAR RAPIDS, IA 52401

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, Michael J. Koprucki
(Trustee) (Co-Trustees)
of the Richard C. Koprucki Revocable Trust Dated June 21, 2005
does hereby convey to Joshua Wade Dorothy and Julie Marie Dorothy, husband and wife
the following described
real estate in Delaware County, Iowa: All of the Richard C. Koprucki Trust's dated June 21,
2005 interest in Lot Fourteen (14) of Logan's First Subdivision of Part of the North one-half (N 1/2) of
Section Twenty Three (23), Township Eighty Eight (88) North, Range Five (5), West of the Fifth
Principal Meridian, according to plat recorded in Book 4 Plats, Page 46; also all lake frontage running
to the middle of the Maquoketa River bed with respect to said Lot Fourteen (14); also Lot Thirteen (13)
of Logan's Fifth Subdivision to Delaware County, Iowa, according to plat recorded in Book 5 Plats,
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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 8-22-2018.

Michael J. Koprucki TRUSTEE
Michael J. Koprucki
As (Trustee) (~~Co-Trustee~~) of
the above-entitled trust

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

Acknowledgment for Individual Trustee

STATE OF MN~~IOWA~~, COUNTY OF Dakota

This record was acknowledged before me on August 22, 2018, by Michael J. Koprucki
As (Trustee) (~~Co-Trustee~~) of the above entitled trust.



[Signature]
Signature of Notary Public

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____
As (Trustee) (~~Co-Trustee~~) of the above entitled trust.

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