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Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$223.20

Rev Stamp# 122 DOV# 133

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)

Brian J. Kane, 2100 Asbury Road, Suite 2, Dubuque, IA 52001

Phone: (563) 582-7980

Taxpayer Information: (Name and complete address)

Larry Kruse and Julianna Kruse, 2938 140th Street, Earlville, IA 52041

EW

☒ **Return Document To:** (Name and complete address)

Larry Kruse and Julianna Kruse, 2938 140th Street, Earlville, IA 52041

Grantors:

Harley Willenborg Declaration of Trust

Grantees:

Larry Kruse

Julianna Kruse

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, Harley Willenborg

(Trustee) (~~Co-Trustees~~)
of the Harley Willenborg Declaration of Trust Dated November 8, 2010
does hereby convey to Larry Kruse and Julianna Kruse, husband and wife, as joint tenants with the
right of survivorship and not as tenants in common, the following described
real estate in Delaware County, Iowa:

That part of Lot One (1) of the Subdivision of the East one-half (E 1/2) of the Northeast Quarter (NE 1/4) of Section Five (5), Township Eighty Nine (89) North, Range Three (3), West of the Fifth P.M., according to plat recorded in Book A Plats, Page 2, described as commencing at a point one hundred sixty two (162.0) feet South of the Northeast corner of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of said Section Five (5), and running thence West one hundred fifty three (153.0) feet, thence South seventy nine (79.0) feet, thence East one hundred fifty three (153.0) feet, thence North seventy nine (79.0) feet to the point of beginning.

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 May 1 - 2019.

Harley Willenborg Declaration of Trust Dated November 8, 2010

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

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 May 1, 2019, by Harley Willenborg

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



Donna Olberding
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