



Book 2019 Page 1686

2019 1686 Type 03 001 Pages 2
Date 7/01/2019 Time 2:00:14PM
Rec Amt \$12.00 Aud Amt \$10.00
Rev Transfer Tax \$119.20
Rev Stamp# 246 DOV# 259

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Clipping State Bank
1818 W. Main St
Manchester IA

TRUSTEE WARRANTY DEED Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

Stephanie A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave., Suite 4, Independence, IA 50644, Phone: (319) 334-3704

Taxpayer Information: (name, address and phone number)

Broghammer Properties, LLC, 1477 190th Street, Manchester, IA 52057

Return Address: (name, address and phone number)

Broghammer Properties, LLC, 1477 190th Street, Manchester, IA 52057

Grantors:

Jerome A. Krogmann and Rose A. Krogmann Revocable Trust dated July 18, 2016

By: Jerome A. Krogmann and Rose A. Krogmann, Co-Trustees

Grantees:

Broghammer Properties, LLC

Legal Description: See Page 2

TRUSTEE WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Jerome A. Krogmann and Rose A. Krogmann, Co-Trustees of the Jerome A. Krogmann and Rose A. Krogmann Revocable Trust dated July 18, 2016, hereby convey to Broghammer Properties, LLC, an Iowa Limited Liability Company, the following described real estate in Delaware County, Iowa:

Lot Two Hundred Seventy Two (272), Manchester, Iowa, according to plat recorded in Book I L.D., Page 284, except the North fifty seven and one tenth (57.1) feet thereof.

AND

Lot Fifteen (15) and the West six (6.0) feet of Lot Fourteen (14), Amsden's Addition to Manchester, Iowa, according to plat record in Book 3 L.D., Pages 276-277.

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: 6-25-19

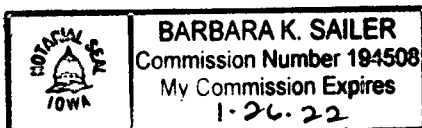
Jerome A. Krogmann and Rose A. Krogmann
Revocable Trust dated July 18, 2016

Jerome A. Krogmann
By: Jerome A. Krogmann, Co-Trustee

Rose A. Krogmann
By: Rose A. Krogmann, Co-Trustee

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me this this 25th day of June, 2019, by Jerome A. Krogmann and Rose A. Krogmann, Co-Trustees of the Jerome A. Krogmann and Rose A. Krogmann Revocable Trust dated July 18, 2016.



Barbara K. Sailer
Signature of Notary Public