

Recorded: 9/3/2021 at 9:08:42.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$999.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 3148

Prepared by: Maureen A. Gronstal, Bradley & Riley PC, P.O. Box 2804, Cedar Rapids, IA 52406-2804; 319-363-0101
Return to/Address tax statement: Cory J. Kluesner and Jill M. Kluesner, 2014 Cedar Hill Avenue SE, Dyersville, IA 52040

TRUSTEE'S WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration, KENNETH L. KRAY and MARY K. KRAY, in their capacity as Trustees of the KRAY FAMILY REVOCABLE TRUST u/d/o 09/01/2015, do hereby convey to CORY J. KLUESNER and JILL M. KLUESNER, 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:

LOT TWELVE (12) OF HARTWICK LAKE CLUB NORTH, SECOND SUBDIVISION, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHEAST QUARTER (SE ¼) AND OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼), EXCEPT THE NORTH TEN (10) ACRES THEREOF, ALL IN THE SECTION TWENTY FOUR (24), TOWNSHIP EIGHTY EIGHT (88), NORTH, RANGE FIVE (5) WEST OF THE FIFTH P.M., DELAWARE COUNTY, IOWA, ACCORDING TO THE PLAT RECORDED IN BOOK 5 PLATS, PAGE 81.

By acceptance and recording of this Deed, Grantees acknowledge that they are purchasers for value in good faith and without notice of any adverse claim and have relied on the Individual Trustee's Affidavit recorded with the Deed pursuant to Iowa Code Section 614.14.

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 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 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 Grantee 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 acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: August 30, 2021.

KRAY FAMILY REVOCABLE TRUST
u/d/o 09/01/2015

By: Kenneth L. Kray
KENNETH L. KRAY, Trustee

By: Mary K. Kray
MARY K. KRAY, Trustee

STATE OF IOWA)
) ss:
COUNTY OF JONES)

This instrument was acknowledged before me on August 30, 2021 by KENNETH L. KRAY and MARY K. KRAY in their capacity as Trustees of the KRAY FAMILY REVOCABLE TRUST u/d/o 09/01/2015.



Maureen A. Gronstal
Notary Public in and for State