

Recorded: 10/24/2022 at 9:15:22.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 3172

Return to/

Prepared by: Maureen A. Gronstal, Bradley & Riley PC, P.O. Box 2804, Cedar Rapids, IA 52406-2804; 319-363-0101

Address tax statement: Joyce C. Welter Trust, 1052 S. Main Street, Monticello, IA 52310

TRUSTEE'S WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration, JOYCE C. WELTER, Trustee of the LLOYD WELTER TRUST u/d/o 02/15/1995, does hereby convey to JOYCE C. WELTER, Trustee of the JOYCE C. WELTER TRUST u/d/o 02/15/1995, the following described real estate in DELAWARE County, Iowa:

UNDIVIDED ONE-HALF INTEREST IN:

LOT 8 of A. J. SCHMIDT FIRST SUBDIVISION, DELAWARE COUNTY, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 2 PLATS, PAGE 110, SAME BEING A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 88 NORTH, RANGE 4 WEST OF THE 5TH P.M.

ALL LAKE FRONTAGE RUNNING TO THE WATERFRONT AND THEN AT RIGHT ANGLES TO THE MIDDLE OF DELHI LAKE, IN RESPECT TO AND ADJOINING THE ABOVE DESCRIBED PREMISES.

This deed exempt from Declaration of Value, Groundwater Hazard Statement and real estate Transfer Tax pursuant to Iowa Code 428A.2 (21).

The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record in the office of the Recorder of DELAWARE County, Iowa.

By acceptance and recording of this Deed, Grantee acknowledges that she is purchaser for value in good faith and without notice of any adverse claim and has relied on the Individual Trustee's Affidavit recorded with the Deed pursuant to Iowa Code Section 614.14.

The Grantor hereby covenants with Grantee, 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 Grantee 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: October 21, 2022.

LLOYD WELTER TRUST, u/d/o 02/15/1995

By: Joyce C. Welter
JOYCE C. WELTER, Trustee

STATE OF IOWA)
) ss:
COUNTY OF JONES)

This instrument was acknowledged before me on OCTOBER 21, 2022 by JOYCE C. WELTER, Trustee of the LLOYD WELTER TRUST u/d/o 02/15/1995.



Maureen A. Gronstal
Notary Public in and for State