

Recorded: 10/24/2022 at 2:00:38.0 PM  
County Recording Fee: \$22.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$25.00  
Revenue Tax: \$0.00  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2022 PG: 3181

**Preparer:** R. Charles Bottenberg, 100 Court Avenue, Ste. 600, Des Moines, Iowa 50309; (515) 246-0335  
**Return To:** R. Charles Bottenberg, 100 Court Avenue, Ste. 600, Des Moines, Iowa 50309  
**Taxpayer:** Richard F. Cook Family Trust, 32479 Rockville Road, Worthington, IA 52078

### **TRUSTEE WARRANTY DEED**

For the consideration of One Dollar(s) and other valuable consideration, **Ann E. Cook as Trustee of the Richard F. Cook Trust established under a Declaration of Trust dated March 30, 2022**, does hereby convey to **Ann E. Cook, as Trustee of the Richard F. Cook Family Trust, established and administered under Article 4 of the Richard F. Cook Trust**, the following described real estate in Delaware County, Iowa:

The undivided ½ interest in the West three-fourths (W 3/4) of the East one-half (E 1/2) of the Southwest Quarter (SW 1/4) of Section Twenty-Five (25), and the West three-fourths (W 3/4) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section Thirty-Six (36), all in Township Eighty Eight (88) North, Range (3), West of the Fifth P.M., except Parcel A part of the West three-quarters (W 3/4 ) of the East Half (E 1/2) of the Southwest Quarter (SW 1/4), Section Twenty-five (25), Township Eighty-Eight North (88N), Range Three West (R3W) of the Fifth P.M., Delaware County, Iowa, according to play recorded in Book 2012, at Page 4313.

*This transfer is exempt under Iowa Code Chapter 428A.2.20.*

*There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.*

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 sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances; 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 grantee all of the following: That the trust pursuant to which the transfer are made is duly executed and in existence; that to the knowledge of the grantor the persons creating the trust were under no disability or infirmity at the time the trusts were 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 the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

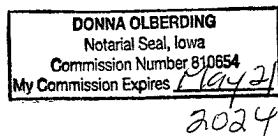
Richard F. Cook Trust established under a Declaration  
of Trust dated March 30, 2022

Date: 10-4-22

By: Ann E Cook Trustee  
Ann E. Cook, Trustee

STATE OF IOWA                    )  
                                          ) ss:  
COUNTY OF Dubuque        )

This record was acknowledged before me on this 4<sup>th</sup> day of October, 2022, by Ann E. Cook, as Trustee of the Richard F. Cook Trust established under a Declaration of Trust dated March 30, 2022.



Donna Olberding  
Notary Public in and for the State of Iowa