

Recorded: 1/9/2023 at 2:34:48.0 PM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$119.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2023 PG: 70

**TRUSTEE WARRANTY DEED**  
**Recorder's Cover Sheet**

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

**Taxpayer Information:** Scott J. Wegmann and Mary K. Wegmann, 1024 Jerry Ln., Manchester, IA 52057

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

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

**Grantees:** Scott J. Wegmann and Mary K. Wegmann

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:** N/A

## 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 Scott J. Wegmann and Mary K. Wegmann, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

**Lot Seven (7) of Meadow Park Fourth Subdivision A Subdivision In Part Of The NE1/4-NW1/4 And In Part Of The NW1/4-NE1/4, Sec. 28, T89N, R5W Of The Fifth P.M., City Of Manchester, Delaware County, Iowa, according to plat recorded in Book 2022, Page 873.**

**\*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 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.

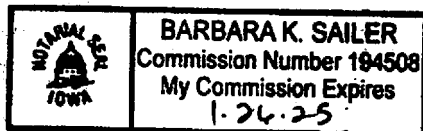
Dated: 1-6-2023

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

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

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me this this 6th day of January, 2023, 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