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Rec Amt \$17.00 Aud Amt \$5.00
Rev Transfer Tax \$196.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

Preparer Information: Carolyn C. Davis, 225 1st Ave East, Dyersville, IA 52040, Phone: 563-875-9112

Taxpayer Information: B4 Investment Properties, LLC, c/o Brian D. Werner, 100 Hankins Street, Delhi, Iowa 52223

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Return Document To: B4 Investment Properties, LLC, c/o Brian D. Werner, 100 Hankins Street, Delhi, Iowa 52223

Grantors: Mary Jean Krogmann, Carolyn F. Brooks and Robert David Lillibridge as co-trustees of The Laurence and Helen Lillibridge Revocable Trust dated August 3, 1995

Grantees: B4 Investment Properties, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Mary Jean Krogmann, Carolyn F. Brooks and Robert David Lillibridge, Co-Trustees of The Laurence and Helen Lillibridge Revocable Trust dated August 3, 1995, do hereby Convey to B4 Investment Properties, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

Parcel 2019-06 Part Of Lot 1 Of The Subdivision Of The N 1/2 Of The SW 1/4 Of Section 20, T89N, R5W Of The Fifth P.M., City Of Manchester, Delaware County, Iowa, according to plat recorded in Book 2019, Page 582

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: 2-6-2023

The Laurence and Helen Lillibridge Revocable
Trust dated August 3, 1995

By Mary Jean Krogmann
Mary Jean Krogmann, as Trustee

By Carolyn F. Brooks
Carolyn F. Brooks, as Trustee

By Robert David Lillibridge
Robert David Lillibridge, as Trustee

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on February 5, 2023,
by Mary Jean Krogmann, Trustee of the above-entitled trust.



Teresa Turnis
Signature of Notary Public

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on February 5, 2023,
by Carolyn F. Brooks, Trustee of the above-entitled trust.



Teresa Turnis
Signature of Notary Public

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on February 5, 2023,
by Robert David Lillibridge, Trustee of the above-entitled trust.



Teresa Turnis
Signature of Notary Public