

①
Spive
Hawkins



Book 2023 Page 410

Document 2023 410 Type 03 001 Pages 3
Date 2/24/2023 Time 1:05:53PM
Rec Amt \$17.00 Aud Amt \$10.00
Rev Transfer Tax \$404.80

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Prepared by: Nicolas AbouAssaly, Simmons Perrine Moyer Bergman PLC
and return to: 115 Third Street SE - Suite 1200, Cedar Rapids, Iowa 52401 (319) 366-7641

SPACE ABOVE THIS LINE FOR RECORDER

Address Tax Statement: Zachary Joseph Fishler and Ashley Marie Fishler
2165 230th Ave., Manchester, IA 52057

TRUSTEE'S WARRANTY DEED

For the consideration of one dollar and other valuable consideration, MICHAEL F. LOECKE, AS TRUSTEE OF THE MICHAEL F. LOECKE REVOCABLE TRUST DATED MAY 2, 2014, AS IT MAY BE AMENDED FROM TIME TO TIME, AND MEGAN A. LOECKE, AS TRUSTEE OF THE MEGAN A. LOECKE REVOCABLE TRUST DATED MAY 2, 2014, AS IT MAY BE AMENDED FROM TIME TO TIME, do hereby convey to ZACHARY JOSEPH FISHLER, and ASHLEY MARIE FISHLER, 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:

See Exhibit A attached hereto and incorporated herein by reference (Page 3)

subject to covenants, conditions, restrictions and easements of record.

The grantors hereby covenant with grantees, and successor in interest, that grantors hold the real estate by title in fee simple; that grantors have 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 grantors covenant to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

The grantors further warrant to the grantees all of the following: That the trusts pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantors the persons creating the trusts were under no disability or infirmity at the time the trusts were created; that the transfer by the trustees to the grantees is effective and rightful; and that the trustees know of no facts or legal claims which might impair the validity of the trusts 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: February 24, 2023

*Michael F. Loecke, as Trustee of the
Michael F. Loecke Revocable Trust Dated
May 2, 2014*

MICHAEL F. LOECKE, AS TRUSTEE OF THE
MICHAEL F. LOECKE REVOCABLE TRUST DATED
MAY 2, 2014

*Megan A Loecke, as Trustee of the
Megan A Loecke Revocable Trust Dated*
MEGAN A. LOECKE, AS TRUSTEE OF THE MEGAN A. *May 2,*
LOECKE REVOCABLE TRUST DATED MAY 2, 2014 *2014*

STATE OF IOWA, COUNTY OF Delaware, SS:

This record was acknowledged before me this 24 day of February, 2023 by MICHAEL F. LOECKE, AS TRUSTEE OF THE MICHAEL F. LOECKE REVOCABLE TRUST DATED MAY 2, 2014, and MEGAN A. LOECKE, AS TRUSTEE OF THE MEGAN A. LOECKE REVOCABLE TRUST DATED MAY 2, 2014.



Garrett J Soppe

Notary Public in and for said State
My Commission Expires: 5-5-23

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.

EXHIBIT A
LEGAL DESCRIPTION

Parcel 2013-16 Part Of Lot 700 Of The Town Of Delaware, Delaware County, Iowa, and Parcel 2013-18 Part Of Lot 701 Of The Town Of Delaware, Delaware County, Iowa, according to plat recorded in Book 2013, Page 1215; also Lots One (1) and Two (2) of the Subdivision of all that part of the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Thirty Two (32), Township Eighty Nine (89) North, Range Four (4), West of the Fifth P.M. lying West from town of Delaware and South boundary line of right of way for Railway purposes as same is now owned and occupied by Illinois Central Railroad Company, according to plat recorded in Book A Plats, Page 59, except the North sixty (60) feet of said Lot Two (2); also all that part of the Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Thirty One (31) lying South of the railroad right of way, and the North seven (7) feet of the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Thirty One (31), all in Township Eighty Nine (89) North, Range Four (4), West of the Fifth P.M., (that part lying in the Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Thirty One (31) includes Lots One (1), Two (2) and Three (3) of the plat recorded in Book A Plats, Page 60 and also includes Lot One (1) of Four (4) and Lot Two (2) of Four (4) of the Plat recorded in Book A Plats, Page 70), except Parcel J Part Of Lot 2 Of The Subdivision Of Lot 4 Of The Northeast Quarter (NE $\frac{1}{4}$) Of The Southeast Quarter (SE $\frac{1}{4}$), Section Thirty-One (31), Township Eighty-Nine North (T89N), Range Four West (R4W) Of The Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2012, Page 4366, except Lot 2 Of Lucy's First Addition A Subdivision Of Lot 2 Of The Subdivision Of Lot 4 In The Northeast Quarter Of The Southeast Quarter (NE $\frac{1}{4}$ -SE $\frac{1}{4}$), Except Parcel J, Of Section 31, Township 89 North, Range 4 West Of The Fifth Principal Meridian, Delaware County, Iowa, but including Lot 1 Of Lucy's First Addition A Subdivision Of Lot 2 Of The Subdivision Of Lot 4 In The Northeast Quarter Of The Southeast Quarter (NE $\frac{1}{4}$ -SE $\frac{1}{4}$), Except Parcel J, Of Section 31, Township 89 North, Range 4 West Of The Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2023, Page 350.