

Recorded: 5/16/2023 at 10:56:26.0 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: 2023 PG: 1061

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:

Joshua P. Weidemann, O'Connor & Thomas, P.C., 1000 Main Street, Dubuque, IA 52001, Phone:
(563) 557-8400 (pan)

Taxpayer Information:

Eugene E. Alm Trust dated May 8, 2023, and Kay Y. Alm Trust dated May 8, 2023, 400 Jackson
Street, PO Box 124, Colesburg, IA 52035

Return Document To:

Joshua P. Weidemann, O'Connor & Thomas, P.C., 1000 Main Street, Dubuque, IA 52001

Grantors:

Eugene E. Alm
Kay Y. Alm

Grantees:

Eugene E. Alm, Trustee of the Eugene E. Alm Trust dated May 8, 2023
Kay Y. Alm, Trustee of the Kay Y. Alm Trust dated May 8, 2023

Legal Description: See Page 2

Document or instrument number of previously recorded documents: 54-364



WARRANTY DEED

For the consideration of Ten Dollars (\$10.00) and other valuable consideration, Eugene E. Alm and Kay Y. Alm, husband and wife, do hereby Convey an undivided one-half interest to Eugene E. Alm, Trustee of the Eugene E. Alm Trust dated May 8, 2023 and an undivided one-half interest to Kay Y. Alm, Trustee of the Kay Y. Alm Trust dated May 8, 2023, the following described real estate in Delaware County, Iowa:

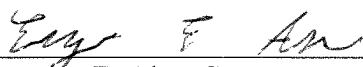
Lots One (1) and Two (2) and the East Eighteen Feet (18') of Lot Twelve (12), Block Three (3) in First Western Addition to Colesburg, Delaware County, Iowa, according to the Corrected and Amended Plat of Colesburg, Iowa, recorded in Book 1 Plats, Pages 73 - 85.

This deed is exempt according to Iowa Code 428A.2(21).

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they 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. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

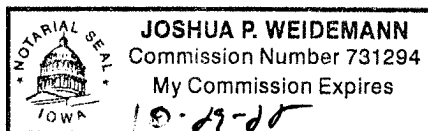
Dated: May 8, 2023.

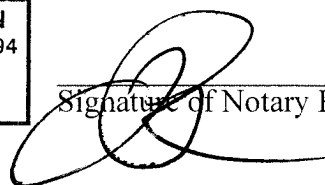

Eugene E. Alm, Grantor


Kay Y. Alm, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on May 8, 2023, by Eugene E. Alm and Kay Y. Alm.




Signature of Notary Public