

Recorded: 6/6/2023 at 9:35:55.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$87.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 1259

Return To: Steven K. Daniels, 3151 Brockway Rd., PO Box 810, Waterloo, IA 50704
Taxpayer: Kyle and Emma Kleve, 601 Wellman St., Masonville, IA 50654
Preparer: Steven K. Daniels, 3151 Brockway Rd., PO Box 810, Waterloo, IA 50704, Phone:
(319) 234-4471



TRUSTEE WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, First Bank Wealth Management and Trust Services, Trustee of Mable McKay Child Family Trust, does hereby Convey to Kyle D. Kleve and Emma K. Kleve, as 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:

Tract 1: The East One-Half (1/2) of the North eight (8) rods of Lot Five (5), Masonville, Iowa, according to plat recorded in Book 1 L.D., Pages 134-135, and

Tract 2: That part of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section Thirty (30), Township Eighty-Nine (89) North, Range Six (6), West of the Fifth Principal Meridian described as follows: Commencing at the Southeast corner of said Section Thirty (30), thence West along the South line of said Section one thousand three hundred twenty (1320) feet, thence North three hundred sixty eight (368) feet, thence North 85° 50' East one thousand three hundred twenty one and two-tenths (1321.20) feet to the East line of said Section Thirty (30), thence South four hundred sixty four (464) feet to the point of beginning.

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

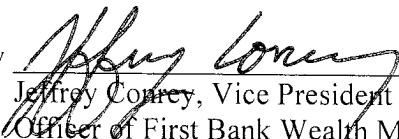
the real estate by title in fee simple; that grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and grantor covenants to warrant and defend the real estate against the lawful claims 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: 6/2/2023

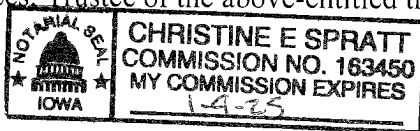
Mable McKay Child Family Trust

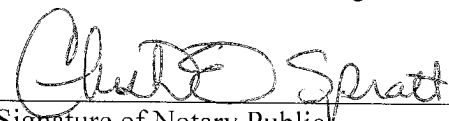
By 
Jeffrey Conrey, Vice President and Trust
Officer of First Bank Wealth Management
and Trust Services, Trustee

By 
LuAnn Ray, Vice President and Trust Officer
of First Bank Wealth Management and Trust
Services, Trustee

STATE OF IOWA, COUNTY OF Bremer

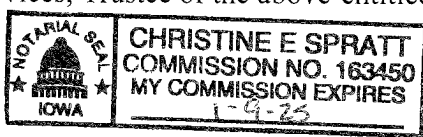
This record was acknowledged before me on June 2, 2023,
by Jeffrey Conrey, Vice President and Trust Officer of First Bank Wealth Management and Trust
Services, Trustee of the above-entitled trust.

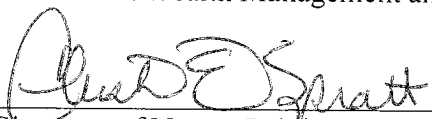



Signature of Notary Public

STATE OF IOWA, COUNTY OF Bremer

This record was acknowledged before me on June 2, 2023,
by LuAnn Ray, Vice President and Trust Officer of First Bank Wealth Management and Trust
Services, Trustee of the above-entitled trust.




Signature of Notary Public