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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: ^(X) Steven E Carr, 117 S Franklin Street, PO Box 333, Manchester, IA
52057, Phone: 563-927-4164

Taxpayer Information: Johnathon Koprucki, 32 W Pinehurst Circle, Apt. 104, Glendale
Heights, IL 60139

Return Document To: Johnathon Koprucki, 32 W Pinehurst Circle, Apt. 104, Glendale Heights,
IL 60139

Grantors: Michael Koprucki Sr. as Trustee of the Richard C. Koprucki Revocable Trust (dated
June 21, 2005)

Grantees: Johnathon Koprucki

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Michael Koprucki Sr., Trustee of the Richard C. Koprucki Revocable Trust (dated June 21, 2005), does hereby Convey to Johnathon Koprucki, the following described real estate in Delaware County, Iowa:

Lots 15 and 16 of Logan's Fifth Subdivision to Delaware County, Iowa, according to plat in Book 5, Page 77.

Grantee shall have all rights of ingress and egress and access to the County Road as set out in the easement of date December 29, 1986, and of record January 5, 1987, Book Y, Misc., Page 115, Office of the Recorder of Delaware County, Iowa.

This deed is exempt according to Iowa Code 428A.2(20).

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.

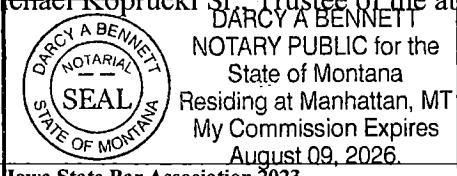
Dated: 6-5-2023

Richard C. Koprucki Revocable Trust (dated June 21, 2005)

By Michael Koprucki Sr., TRUSTEE
Michael Koprucki Sr., as Trustee

STATE OF MONTANA, COUNTY OF MONTANA

This record was acknowledged before me on JUNE 5, 2023, by Michael Koprucki Sr., Trustee of the above-entitled trust.



Signature of Notary Public