



Book 2023 Page 1632

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Robert N. Downer, 122 South Linn Street, Iowa City, IA 52240;
Telephone: 319-338-9222

Taxpayer Information: Ralph Douglas Coeey and Deborah Penn Knake, 1666 Denison Circle,
Longmont, CO 80503

Return Document To: Robert N. Downer, 122 South Linn Street, Iowa City, IA 52240

Grantors: Ralph Douglas Coeey and Deborah Penn Coeey Knake, Co-Trustees of the
Archie W. Coeey, Jr. Trust

Grantees: Ralph Douglas Coeey and Deborah Penn Knake

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of One (1) Dollar and other valuable consideration, Ralph Douglas Cooey and Deborah Penn Cooey Knake, Co-Trustees of the Archie W. Cooey, Jr. Trust do hereby Convey to Ralph Douglas Cooey and Deborah Penn Knake, tenants in common, an undivided one-half interest in the following described real estate in Delaware County, Iowa:

See legal description attached hereto and by this reference made a part hereof.

Subject to easements and restrictions of record.

No transfer tax required - distribution of Trust assets and consideration less than \$500. Exempt instrument pursuant to Exemption No. 21 on Real Estate Transfer - Declaration of Value.

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: July 11, 2023.


RALPH DOUGLAS COOY

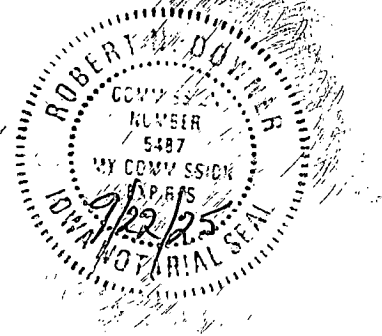

DEBORAH PENN COOY KNAKE

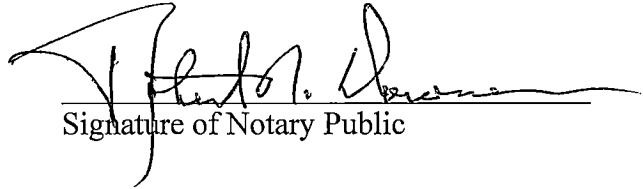
Co-Trustees of the Archie W. Cooey, Jr. Trust

STATE OF IOWA)
)
COUNTY OF JOHNSON)

SS:

This record was acknowledged before me on July 11, 2023, by Ralph Douglas Cooley and Deborah Penn Cooley Knake, as Co-Trustees of the Archie W. Cooley, Jr. Trust.





Signature of Notary Public

EXHIBIT A

That part of the Northwest Fractional Quarter (NW fr ¼) of the Southwest Quarter (SW ¼) as lies West of the East 14 acres thereof, EXCEPT the North Five (5) acres of said western part of said Fractional Forty acre tract, of Section Nineteen (19), Township Eighty-eight North (T88N), Range Four (4) West of the Fifth P.M., Delaware County, Iowa.

And

The North One-half (N ½) of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼); that part of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) lying North and East of the Maquoketa River, of Section 25, Township Eighty-eight North (T88N), Range 5 West of the 5th P.M.

And

Lot 1 and Lot 2 of Hartwick Lake Club North Third Subdivision, a subdivision of part of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section 19, Township 88 North, Range 4 West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 6 Plats, Page 15; And Parcel A, part of Lot 3 of Hartwick Lake Club North Third Subdivision, part of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section 19, Township Eighty-eight North (T88N), Range Four West (R4W) of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 1999, Page 2788;

And

Lot 3 of Hartwick Lake Club North Sixth Subdivision, a subdivision of Lot 1 of Hartwick Lake Club North Fifth Subdivision part of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section 19, Township Eighty-eight North (T88N), Range 4 West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2017 Plats, Page 239.

And

Parcel 2016-45, part of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) and Parcel 2016-46, part of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼), all in Section Twenty-four (24), Township Eighty-eight North (T88N), Range Five (5) West of the Fifth P.M., Delaware County, Iowa, according to Plat recorded in Book 2016, Page 3634.

And

Parcel 2017-19, part of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼); Parcel 2017-20, part of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼); and Parcel 2017-21, part of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) all in Section Twenty-four (24), Township Eighty-eight North (T88N), Range Five (5) West of the Fifth P.M., Delaware County, Iowa, according to Plat recorded in Book 2017, Page 682.

And

Lots 2, 7, 8, 9, 10, 12, 19, 20, 23, 24, 27, 29 and 30, of Hartwick Lake Club West Subdivision, a part of the S ½ of the Section 24 and part of the N ½ of Section 25, all in Township Eighty-eight North (T88N), Range 5, West of the 5th P.M., according to Plat recorded in Book 5 Plats, Page 40.

And

Lot 13 of Hartwick Lake Club West Subdivision, a part of the S ½ of Section 24 and part of the N ½ of Section 25, all in Township Eighty-eight North (T88N), Range 5 West of the 5th P.M., according to Plat recorded in Book 5 Plats, Page 40, in the office of the Delaware County, Iowa, Recorder, EXEECT Parcel E being a part of said Lot 13 per Plat recorded in Book 1999, Page 3019.

And

Lots 1, 3, 4, 6, 7, 11, 13, 14, and 3/5 interest in Lot 9, of Hartwick Lake Club North, Second Subdivision, a Subdivision of part of the Southeast Quarter of the Southeast Quarter and of the Northeast Quarter of the Southeast Quarter, EXCEPT the North 10 acres thereof, all in Section 24, Township Eighty-eight North (T88N), Range 5, West of the 5th P.M., according to Plat recorded in Book 5 Plats, Page 81.

And

Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 and 17 of Hartwick Lake Club North Fourth Subdivision, a Subdivision of Lot 2 of Hartwick Lake Club North, Second Subdivision of part of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) and the Northeast Quarter (NE ¼) of the Southeast Quarter (NE ¼) EXCEPT the North 10 acres thereof, all in Section 24, Township Eighty-eight North (T88N), Range Five (5), West of the 5th P.M., according to Plat recorded in Book 6 Plats, Page 176.

And

Lots 2, 3, 4, 5, 8 and 9 of Hartwick Lake Club West Second Subdivision a subdivision of part of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼), (including Parcel D) of Section 24, and part of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of Section 25, all in Township Eighty-eight North (T88N), Range Five (5) West of the 5th P.M., according to amended Plat recorded in Book 1999, Page 3326.

And

Parcel Q part of the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼), Section Twenty-Five (25), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 8 Plats, Page 91.

And

Lots 2, 4, 4A, 5, and 5A of Hartwick Lake Club West Third Subdivision, part of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section 25 and part of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section 24, all in Township Eighty-eight North (T88N), Range Five (5), West of the 5th P.M., according to Plat recorded in Book 2014 Plats, Page 598.

And

Lots 1 and 3, of Furman Subdivision of part of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of Section Thirty (30), Township Eighty-Eight North (T88N), Range Four (4) West of the 5th P.M., Delaware County, Iowa, according to Plat recorded in Book 7 Plats, Page 18. (Hanging File A-66)

And

Lots 1 and 2 of H.L.C. South Addition to Delaware County, Iowa, of part of the Northwest Quarter (NW ¼) of Section Thirty (30), Township Eighty-eight North (T88N), Range Four (4) West of the 5th P.M. according to Plat recorded in Book 6, Page 164.

And

Lot 48 of Hartwick Point, a Subdivision of part of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) and part of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of Section 30, Township Eighty-eight North (T88N), Range Five (5), West of the 5th P.M., according to Plat recorded in Book 2017 Plats, Page 3055.

All Subject to roadways and easements of records.