



Book 2023 Page 1634

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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: Ryan Coeey, 8815 April Drive, Colorado Springs, CO 80920

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: Ryan Coeey

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 Coeey and Deborah Penn Coeey Knake, Co-Trustees of the Archie W. Coeey, Jr. Trust do hereby Convey to Ryan Coeey an undivided one-sixth 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 COEY

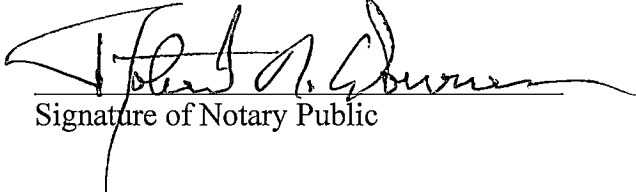

DEBORAH PENN COEY KNAKE

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

STATE OF IOWA)
)
COUNTY OF JOHNSON)

SS:

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



Signature of Notary Public

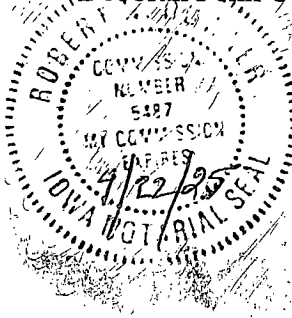


EXHIBIT A

Lot One (1) of the Subdivision of Lot One (1) in Lot Sixteen (16) of H.L.C. First Subdivision of part of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) and part of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) in Section Nineteen (19), Township Eighty-Eight North (T88N), Range Four (4) West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 5 Plats, Page 23.

And

A Fifteen (15) foot access lying West of and adjacent to Lot 12, H.L.C. First Subdivision, part of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) and part of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼); all being in Section Nineteen (19), Township Eighty-eight North (T88N), Range Four (4) West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2 Plats, page 176.

And

Lot 10 of H.L.C. Second Subdivision of part of the North One-Half (N ½) of Section Thirty (30), Township Eighty-eight North (T88N), Range Four (4) West of the 5th P.M., according to Plat recorded in Book 4 Plats, page 76 and 77, subject to affidavit recorded on the 14th day of May, 1985 in Affidavit Book 14, Page 66.

And

Lots 1, 2, 3 and 12 of H.L.C. Third Subdivision of part of the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) and part of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE 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 5 Plats, page 24.

And

Lots 2, 3, 4, 5, 6 and 7, of H.L.C. Fourth Subdivision, a subdivision of Lot 11 of H.L.C. Third Subdivision, part of the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) and part of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE 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 1999, Page 1559.

And

Lots 3, 4, 13, 14, 15 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 including Parcel W part of Lot 15 of H.L.C. South Addition according to Plat recorded in Book 2007, Page 541.

And

Lot 12 of the Replat of Lot 10, 11, and 12 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 amended Plat recorded in Book 1999, Page 3794.

And

Lots 1, 1A, 2, 3, 3A, 4, 5, 5A, 6, 7, 7A, 8, 8A, 9, 9A, 10 and 10A of H.L.C. Deer Run Addition, 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., Delaware County, Iowa, according to Plat recorded in Book 1999, Page 1213

And

Lots 1, 4, 4A, 5, 5A, 6, 6A, 7, 7A, 8, 8A, 9, 9A, 10 and 10A of H.L.C. Deer Run Second Addition, part of the East One-half (E ½) of the Northwest Quarter (NW ¼) and the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼), 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 2003, Page 48.

EXHIBIT B

That portion of the following described property lying adjacent to, and within the extended boundaries of, the properties described in Exhibit A attached hereto:

Tracts No. 13 described on the Quit Claim Deed of Interstate Power Company to L. J. Schiltz and Connie A Schiltz, as Executrix and sole beneficiary of the Estate of John G. Schiltz, which Quit Claim Deed was dated the first day of July 1974, and filed for record on the 25th day of July 1974, in the record of the Delaware County Recorded, in Book 96 L. D., Page 59 et seq. and subject to the reservations retained by Interstate Power Company as set forth therein; also all that portion of Tract No. 9 lying West of the centerline of the channel of the Maquoketa River; also all that portion of Tract No. 7 lying southwesterly from the centerline of the channel of the Maquoketa River; EXCEPTING from the foregoing described real estate any portion thereof lying within the following subdivisions:

Hartwick Lake Club Northeast, Second Division, Book 2005, Page 2840,
H.L.C. Deer Run Addition, Book 1999, Page 1213,
H.L.C. Deer Run Second Addition, Book 2003, Page 48,
Hartwick Lake Club North Second Subdivision, Book 5 Plats, Page 81,
Hartwick Point, Book 2017 Plats, Page 3055.

Including all lake frontage lying adjacent to, and within the extended boundaries of the following described property:

Lot 2 in 16 and Lot 3 in 16 of the Subdivision of part of Lot 16 H.L.C. First Subdivision of part of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) and part of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Section Nineteen (19), Township Eighty-eight North, (T88N), Range four (4) West of the Fifth P.M., Delaware County, Iowa, according to Book 3, Page 206 and Parcel 2019-61 part of Lot 15 and part of Lot 16 of H.L.C. First Subdivision of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Section Nineteen (19), Township Eighty-eight North (T88N), Range four (4) West of the Fifth P.M., Delaware County, Iowa according to Book 2019, page 2124;

Lots 11 and 12 of H.L.C. Second Subdivision of part of the N ½ of Section Thirty (30), Township Eighty-eight North (T88N), Range four (4) West, of the Fifth P.M., according to Plat recorded in Book 4 Plats, page 76 and 77;

Lots 1, 2, 3, 4, 5, 6 and 12 of the H.L.C. Third Subdivision of part of the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) and part of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of Section Thirty (30), Township Eighty-eight North (T88N), Range Four (4) West of the Fifth P.M., Delaware County, Iowa, according to Plat recorded in Book 5 Plats, page 24;

Lot 2 of H.L.C. Fourth Subdivision, a subdivision of Lot 11 of H.L.C. Third Subdivision, part of the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) and part of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE 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 1999, Page 1559;

Lots 3, 4, 13 and 14 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;

Lot 12 of the Replat of Lot 10, 11, and 12 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 amended Plat recorded in Book 1999, Page 3794;