



Book 2023 Page 1635

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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 Cooley and Deborah Penn Cooley Knake, Co-Trustees of the Archie W. Cooley, Jr. Trust do hereby Convey to Ryan Cooley 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 COOLEY

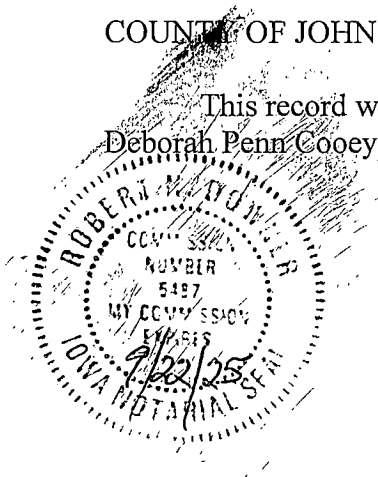

DEBORAH PENN COOLEY KNAKE

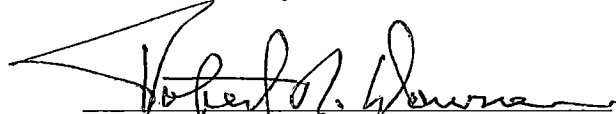
Co-Trustees of the Archie W. Cooley, Jr. Trust

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

Lots 4, 4A, 6, 6A, 8, 8A, 9, 9A and 10 of Hartwick Lake Club Northeast Second Division part of the Southwest Quarter (SW ¼) of Section 19, and part of the Northwest Quarter (NW ¼), Section 30, and part of Lot 4 of Hartwick Lake Club North Third Subdivision, all in Township Eighty-eight North (T88N), Range Four (4) West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2005, Page 2840.

And

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, Lots A, B, C, D, E, F, G, H 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.

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:

Tract No, 12 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; 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: