

Recorded: 9/5/2023 at 11:35:16.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$336.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 2163

Return To: Todd D. Lewin and Sarah K. Lewin, 705 8th Avenue, Independence, Iowa 50644
Prepared By: Mark J. Willging, AT0008492, 890 Main Street, Suite 200, Dubuque, IA 52001; 563-556-4011
Taxpayers: Todd D. Lewin and Sarah K. Lewin, 705 8th Avenue, Independence, Iowa 50644

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TRUSTEE WARRANTY DEED
(Inter-Vivos Trust)

For the consideration of One Dollar(s) and other valuable consideration, First Community Trust, N.A., Successor Trustee of the Uldrich Family Trust dated March 4, 2014, does hereby convey to Todd D. Lewin and Sarah K. Lewin, 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:

SEE EXHIBIT A,

There is no known private burial site, well, solid waste disposal site, underwater 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.

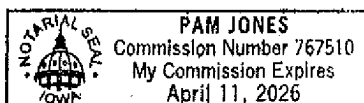
Dated: August 30, 2023.

FIRST COMMUNITY TRUST, N.A.
Successor Trustee of the Uldrich Family Trust
dated March 4, 2014

By: Trent Steines, Trust Officer
Trent Steines, Trust Officer

STATE OF IOWA, COUNTY OF DUBUQUE

Signed and sworn to (or affirmed) before me on August 30, 2023, by Trent Steines, Trust Officer, First Community Trust, N.A., Successor Trustee of the Uldrich Family Trust dated March 4, 2014.



Pam Jones
Notary Public in and for said State

EXHIBIT A

That part of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section Thirty Five(35), Township Eighty Nine (89) North, Range Four (4), West of the Fifth P.M. described as commencing at a point on the East line of said Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) at the Northeast corner of Pitkin's Addition to Nottingham, now Earlville, Iowa, and running thence West one hundred sixty five and one-fourth ($165\frac{1}{4}$) feet, thence North one hundred twenty (120.0) feet, thence East one hundred sixty five and one-fourth ($165\frac{1}{4}$) feet, thence South one hundred twenty (120.0) feet to the point of beginning Delaware County, Iowa.