

Recorded: 9/20/2023 at 3:08:22.0 PM
County Recording Fee: \$37.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$40.00
Revenue Tax: \$850.40
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 2358

TRUSTEE SPECIAL WARRANTY DEED
Recorder's Cover Sheet

Preparer/Return to:

Todd J. Locher, 202 2nd Avenue NW, PO Box 7, Farley, IA 52046, Phone: 563-744-3359

Taxpayer Information:

Daryl G. Nurre and Rosalyn M. Nurre, 1853 310th Ave, Dyersville, IA 52040

Grantors:

Daryl Nurre and Diane Nurre Osbourne as trustees of Ralph A. Nurre and Lillian C. Nurre
Revocable Trust dated July 13, 2017

Grantees:

Daryl G. Nurre
Rosalyn M. Nurre

Legal Description:

See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE SPECIAL WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Daryl Nurre and Diane Nurre Osbourne as Trustees of Ralph A. Nurre and Lillian C. Nurre Revocable Trust dated July 13, 2017, does hereby Convey to Daryl G. Nurre and Rosalyn M. Nurre, as 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 attached Exhibit A.

This deed is given in consummation of a Real Estate Contract - Installments dated March 31, 1997 and filed April 7, 1997 in Book 138, Page 1; and assigned by Assignment of Real Estate Contract dated July 13, 2017 and filed August 28, 2017 in Book 2017, Page 2355; and as amended by Amendment to Real Estate Contract dated September 7, 2017 and filed September 11, 2017 in Book 2017, Page 2500, all of the records of Delaware County, Iowa.

Grantor warrants title for all claims through or under the Grantor in existence on or before March 31, 1997.

This deed is exempt according to Iowa Code 428A.2(1).

The grantor does hereby covenant with grantees, and successors in interest, to warrant and defend the real estate against the lawful claims of all persons claiming by, through or under grantor, 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: September 20, 2023.

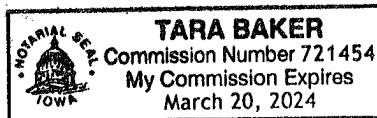
Ralph A. Nurre and Lillian C. Nurre Revocable
Trust dated July 13, 2017

By Daryl Nurre
Daryl Nurre, as Trustee

By Diane Nurre Osbourne
Diane Nurre Osbourne, as Trustee

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on September 20, 2023 by Daryl Nurre and
Diane Nurre Osbourne as Trustees of the above-entitled trust.



Tara Baker
Signature of Notary Public

EXHIBIT A

North Half (N 1/2) of the South Half (S 1/2) of the Southeast Quarter (SE 1/4); North Half (N 1/2) of the Southeast Quarter (SE 1/4); East Half (E 1/2) of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section 16. Township 89 North, Range 3, West of the 5th P.M., Delaware County, Iowa

AND

South Half (S 1/2) of Southwest Quarter (SW 1/4) and the South twenty (20) acres of the North half (N 1/2) of the Southwest Quarter (SW 1/4) in section number twenty-three (23), Township Eighty-nine (89) North of Range Three (3) West of the 5th P.M. Delaware County, Iowa

AND

The West One-Half (W 1/2) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section Nine (9); and also, the East One-Half (E 1/2) of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section Nine (9); and also, that part of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section Nine (9) described as commencing at the Northeast corner of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of said Section Nine (9), thence South 89°-11' West 1,107.1 feet, thence South 0°-20' East 323.6 feet, thence South 61°-48' East 227.6 feet, thence South 73°-13' East 262.8 feet, thence South 0°-05' West 808.1 feet, thence North 89°-11' East 654.4 feet, thence North 1,321.6 feet to the point of beginning, said parcel containing approximately 24.3 acres subject to easements of record; all in Township Eighty-Nine North (89N), Range Three West (R3W) of the Fifth P.M., Delaware County, Iowa