



Book 2023 Page 2625

Document 2023 2625 Type 03 001 Pages 4

Date 10/20/2023 Time 3:31:19PM

Rec Amt \$22.00 Aud Amt \$5.00

Rev Transfer Tax \$541.60

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Carolyn C. Davis, 225 1st Ave East, Dyersville, IA 52040, Phone: 563-875-9112

Taxpayer Information: Chad Arthur and Nicole Marie Funke, 2152 180th Street, Manchester, Iowa 52057

Return Document To: Carolyn C. Davis, 225 1st Ave East, Dyersville, IA 52040

Grantors: Cynthia M. Kluesner and Jamee M. Kramer as co-trustees of John E. Kluesner Trust
Dated November 19, 2014

Grantees: Chad Arthur Funke and Nicole Marie Funke

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Cynthia M. Kluesner and Jamee M. Kramer, Co-Trustees of John E. Kluesner Trust Dated November 19, 2014, does hereby Convey to Chad Arthur Funke and Nicole Marie Funke, 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

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.

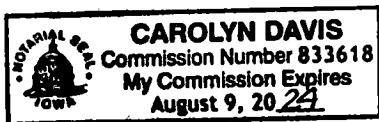
Dated: 9-28-23

John E. Kluesner Trust Dated November 19, 2014

By Cynthia M. Kluesner
Cynthia M. Kluesner, as Co-Trustee

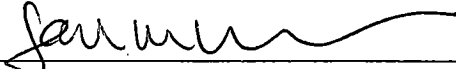
STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on 9-28, 2023, by Cynthia M. Kluesner, Co-Trustee of the above-entitled trust.



Signature of Notary Public

John E. Kluesner Trust Dated November 19,
2014

By 
Jamee M. Kramer, as Co-Trustee

STATE OF IOWA, COUNTY OF Dubuque

This record was acknowledged before me on September 29, 2023, by
Jamee M. Kramer, Co-Trustee of the above-entitled trust.


Signature of Notary Public

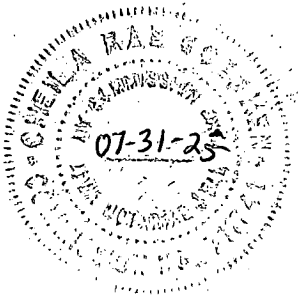


Exhibit A

Parcel 2023-82 and Parcel 2023-83; in the Northwest Quarter of the Northeast Quarter and in the Northeast Quarter of the Northwest Quarter Section 13, Township 89 North, Range 5 West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2023, Page 2147