

Recorded: 1/2/2024 at 3:08:56.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$119.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 12

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Stephanie A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, IA 50644, Phone: (319) 334-3704

Taxpayer Information: Corey Coates and Melissa Coates, 1016 Jerry Lane, Manchester, IA 52057

Return Document To: Stephanie A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, IA 50644

Grantors: Jerome A. Krogmann and Rose A. Krogmann as Co-Trustees of the Jerome A. Krogmann and Rose A. Krogmann Revocable Trust Dated July 18, 2016

Grantees: Corey Coates and Melissa Coates

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

TRUSTEE WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Jerome A. Krogmann and Rose A. Krogmann, Co-Trustees of the Jerome A. Krogmann and Rose A. Krogman Revocable Trust Dated July 18, 2016, do hereby Convey to Corey Coates and Melissa Coates, 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:

Lot Nine (9) of Meadow Park Fourth Subdivision A Subdivision In Part Of The NE ¼ - NW ¼ And In Part Of The NW ¼ - NE ¼, Sec. 28, T89N, R5W Of The Fifth P.M., City of Manchester, Delaware County, Iowa, according to plat recorded in Book 2022, Page 873.

***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.

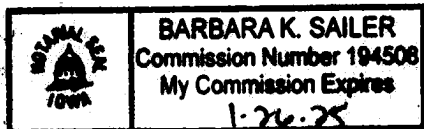
Dated: Dec 30, 2023.

Jerome A. Krogmann
Jerome A. Krogmann, Co-Trustee

Rose A. Krogmann
Rose A. Krogmann, Co-Trustee

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on December 30, 2023, by Jerome A. Krogmann and Rose A. Krogmann, Co-Trustees of the Jerome A. Krogmann and Rose A. Krogmann Revocable Trust Dated July 18, 2016.



Barbara K. Sailer
Signature of Notary Public