

Recorded: 1/19/2024 at 11:01:49.0 AM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$980.80
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 150

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information: David A. Lueken and Judy A. Lueken, 2478 Pilot Rd, Greeley, Iowa 52050

Return Document To: David A. Lueken and Judy A. Lueken, 2478 Pilot Rd, Greeley, Iowa 52050

Grantors: Jody M. Kerns as trustee of Joseph C. Kintzle Revocable Trust dated July 11, 2016

Grantees: David A. Lueken, Judy A. Lueken, Jordan G. Perrinjaquet and Jennifer M. Perrinjaquet

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, Jody M. Kerns Trustee of Joseph C. Kintzle Revocable Trust dated July 11, 2016, do hereby Convey to David A. Lueken and Judy A. Lueken, husband and wife as joint tenants with full rights of survivorship and not as tenants in common, as to an undivided one-half interest; and Jordan G. Perrinjaquet and Jennifer M. Perrinjaquet, husband and wife as joint tenants with full rights of survivorship and not as tenants in common, as to an undivided one-half interest, the following described real estate in Delaware County, Iowa:

The West three-fourths ($W \frac{3}{4}$) of the North one-half ($N \frac{1}{2}$) of the Southwest Quarter ($SW \frac{1}{4}$) of Section Three (3), Township Ninety (90) North, Range Four (4), West of the Fifth P.M., except commencing at the Northwest corner of said Southwest Quarter ($SW \frac{1}{4}$), thence South thirteen and one-third ($13 \frac{1}{3}$) rods, thence East one hundred twenty (120) rods, thence North thirteen and one-third ($13 \frac{1}{3}$) rods, thence West one hundred twenty (120) rods to the point of beginning; also the South one-half ($S \frac{1}{2}$) of the Southwest Quarter ($SW \frac{1}{4}$) of said Section Three (3), except commencing at the Northeast corner of said South one-half ($S \frac{1}{2}$) of the Southwest Quarter ($SW \frac{1}{4}$), thence South forty (40) rods, thence West four (4) rods, thence North forty (40) rods, thence East four (4) rods to the point of beginning; and also except Parcel B, Parcel C, & Parcel D, All Part Of The $SW \frac{1}{4}$, Sec. 3, T90N, R4W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2003, Page 4856; and also except Parcel 'H' Being Part Of The Northwest Quarter Of The Southwest Quarter ($NW \frac{1}{4}$ - $SW \frac{1}{4}$) And Part Of The Southwest Quarter Of the Southwest Quarter ($SW \frac{1}{4}$ - $SW \frac{1}{4}$); All In Section 3, Township 90 North, Range 4 West Of The Fifth Principal Meridian, Delaware County, Iowa according to plat recorded in Book 2008, Page 875

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: 1-17-24.

Joseph C. Kintzle Revocable Trust dated July 11, 2016

By Jody M. Kerns
Jody M. Kerns, as Trustee

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on January 17, 2024, by Jody M. Kerns, Trustee of the above-entitled trust.

[Signature]
Signature of Notary Public

