

Recorded: 3/5/2024 at 9:38:03.0 AM  
County Recording Fee: \$32.00  
Iowa E-Filing Fee: \$3.60  
Combined Fee: \$35.60  
Revenue Tax: \$0.00  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2024 PG: 503

---

Prepared by:	Ann M. Klostermann McCrea Nazette Mamer Nathanson Knoll LLP 615 – 2 <sup>nd</sup> Street SW Cedar Rapids, Iowa 52404 Telephone: 319-366-1000 Facsimile: 319-313-7849	Return to/Taxpayer Address: Christine Rogers 306 Hickory Lane Otley, Iowa 50214
--------------	---	--

### **TRUSTEE WARRANTY DEED**

For the consideration of One Dollar (\$1.00) and other valuable consideration Diana Rosenberger Moulton and Christine Rogers, Trustees of the Thomas D. Rosenberger Revocable Trust dated June 29, 2020 do hereby convey to the Diana Rosenberger Moulton and Christine Rogers, the following described real estate in Delaware County, Iowa:

**See attached Exhibit A**

together with all easements and servient estates appurtenant thereto, and subject to covenants, easements and restrictions of record.

The grantors do hereby covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that grantors have 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 grantors covenant to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

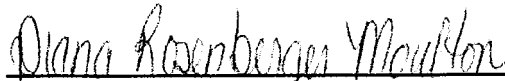
This Deed represents a transfer pursuant to a trust administration and in which the consideration is \$500.00 or less and therefore this Deed is exempt from (a) real estate transfer tax and declaration of value requirements pursuant to Iowa Code Sections 428A.2(20) and 428A.2(21) (2023), and (b) groundwater hazard statement requirements pursuant to Iowa Code Section 455B.172(11)(a)(3) and 455B.172.(11)(a)(11) (2023).

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

This Deed was prepared at the request of the Grantor, without the benefit of a title search. The preparer of this Deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

The grantors further warrant 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 grantors the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the trustees to the grantees is effective and rightful; and that the trustees know of no facts or legal claims which might impair the validity of the trust or the validity of the transfer.

Dated: February 29, 2024



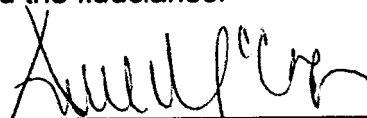
Diana Rosenberger Moulton, Co-Trustee of the  
Thomas D. Rosenberger Revocable Trust dated  
June 29, 2020



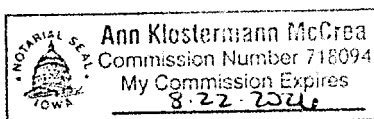
Christine Rogers, Co-Trustee of the Thomas D.  
Rosenberger Revocable Trust dated June 29,  
2020

STATE OF IOWA    )  
                              )    SS:  
COUNTY OF LINN    )

On this 29<sup>th</sup> day of February, 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared DIANA ROSENBERGER MOULTON and CHRISTINE ROGERS, to me known to be the identical persons named in and who executed the foregoing instrument as Co-Trustees, of the Thomas D. Rosenberger Revocable Trust dated June 29, 2020, and acknowledged that they executed the same as the voluntary act and deed of the persons and the fiduciaries.



Notary Public in and for State of Iowa



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

All that part of the South  $1/3^{\text{rd}}$  of the SE  $1/4$  lying East of the public highway in Section 28 and a tract of land described as: Commencing at the NE corner of the NE  $1/4$  of Section 33; thence West approximately 660 feet to the center of the public highway; thence in a SE-ly direction in the center of the public highway approximately 1,750 feet; thence North along the section line approximately 1,488 feet to the point of beginning; all in Township 90 North, Range 6 West of the 5<sup>th</sup> P.M., Delaware County, Iowa;

AND

The SW  $1/4$  of the SW  $1/4$  of the SW  $1/4$  of Section 27, Township 90 North, Range 6 West of the 5<sup>th</sup> P.M., Delaware County, Iowa.