

Recorded: 6/11/2024 at 1:12:52.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$63.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 1290

Prepared by: Mark R. Van Heukelom P.O. Box 2804 PHONE (319) 363-0101
Bradley & Riley PC Cedar Rapids, IA 52406-2804 FAX (319) 363-9824

Return to/Address tax statement: Douglas W. Kolek & Diane K. Kolek, 2661 315th St., Hopkinton, IA 52237

TRUSTEE'S WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration, JOANN BESLER, as Trustee of the JOANN BESLER REVOCABLE TRUST u/d/o June 27, 2023, does hereby convey to DOUGLAS W. KOLEK and DIANE K. KOLEK, 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:

LOTS TEN (10), ELEVEN (11) AND TWELVE (12), BLOCK NINE (9), HOPKINTON, IOWA, ACCORDING TO PLAT RECORDED IN BOOK B., L.D. PAGES 583-584

The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record in the office of the Recorder of Delaware County, Iowa.

By acceptance and recording of this Deed, Grantee acknowledges that it is purchaser for value in good faith and without notice of any adverse claim and has relied on the Individual Trustee's Affidavit recorded with the Deed pursuant to Iowa Code Section 614.14.

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 §558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

The Grantor hereby covenants with Grantee, and successors in interest, that Grantor holds the real estate by title in fee simple; that Grantor has good and lawful authority to 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 lawful claims of all persons, except as may be above stated.

The Grantor further warrants to the Grantee 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 Grantee 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.

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.

Dated: June 11, 2024

JOANN BESLER REVOCABLE TRUST
u/d/o June 27, 2023

By: Joann Besler
JOANN BESLER, Trustee

STATE OF IOWA)
) ss:
COUNTY OF JONES)

This instrument was acknowledged before me on June 11, 2024, by JOANN BESLER, Trustee of the JOANN BESLER REVOCABLE TRUST u/d/o June 27, 2023.



Lisa R. Stevens
Notary Public in and for said State