

Recorded: 9/5/2024 at 10:43:08.0 AM
County Recording Fee: \$32.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$35.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 2173

Return to/

Prepared by: Maureen A. Gronstal
Bradley & Riley PC

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Address tax statement: Lori C. Hoeger, 2780 Quarter Road, Hopkinton, IA 52237

TRUSTEE'S WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration, JOSEPH D. HOEGER and LORI C. HOEGER, TRUSTEES of the HOEGER FAMILY REVOCABLE TRUST U/D/O NOVEMBER 8, 2023, do hereby convey to LORI C. HOEGER, the following described real estate in Delaware County, Iowa:

SEE ATTACHED EXHIBIT "A"

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.

Exempt from Transfer Tax and from filing Declaration of Value and Groundwater Hazard Statement pursuant to Iowa Code Section 428A.2(21).

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 Co-Trustees to the Grantee is effective and rightful; and that the Co-Trustees know of no facts or legal claims which might impair the validity of the trust or the validity of the transfer.

EXHIBIT "A"

THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION TWENTY-NINE (29), TOWNSHIP NINETY (90) NORTH, RANGE SIX (6), WEST OF THE FIFTH P.M.

AND

LOTS TWO (2), THREE (3), SEVEN (7) AND NINE (9) OF MILES ACRES SUBDIVISION PART OF SECTIONS 26, 27, 34, AND 35, ALL IN T88N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 2010, PAGE 1541, AMENDED AND SUPERSEDED BY PLAT RECORDED IN BOOK 2010, PAGE 1760