

Recorded: 10/4/2024 at 3:24:41.0 PM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$3,617.60
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 2503

**TRUSTEE WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Larry L. Anfinson, 726 West 4th Street, Waterloo, IA 50702, Tel: (319) 235-9507

Taxpayer Information: Glen Joseph Recker/ Sandy Marie Recker, 3346 Vaske Road ,
Dyersville Iowa 52040

Return Document To: Hertz Farm Management , Inc., 6314 Chancellor Drive, P.O. Box 1105 ,
Cedar Falls , Iowa 50613

Grantors: Karla M. Schlichte , as successor trustee of the Carol A. Schlichte Trust dated March
6, 2017

Grantees: Glen Joseph Recker/Sandy Marie Recker

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, Karla M. Schlichte, as successor trustee of the Carol A. Schlichte Trust dated March 6, 2017, does hereby Convey to Glen Joseph Recker and Sandy Marie Recker , a married couple, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

The East one-half (E1/2) of the Northeast Quarter (NE1/4) of Section Twenty Three (23) , Township Eighty Nine (89) North, Range Three (3) , West of the Fifth P.M., except Parcel 2018-115; in the Northeast Quarter of the Northeast Quarter Section 23, Township 89 North , Range 3 West of the 5th P.M. , Delaware County , Iowa , according to plat recorded in Book 2018, Page 3430 , and corrective plat recorded in Book 2018, Page 3471

AND

The North sixty (60) acres of the North one-half (N1/2) of the Southwest Quarter (SW1/4) , except the North one (1) rod thereof , in Section Twenty Three (23), Township Eighty Nine (89) North, Range Three (3) West of the Fifth P.M.

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: October 2, 2024

Carol A. Schlichte Trust dated March 6, 2017

By Karla M Schlichte
Karla M. Schlichte, as successor trustee

STATE OF INDIANA, COUNTY OF Boone

This record was acknowledged before me on October 2, 2024, by Karla M. Schlichte, as successor trustee of the above-entitled trust.

Nicole R Mcknight
Signature of Notary Public

