

Recorded: 10/8/2024 at 3:17:46.0 PM
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$30.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 2546

PREPARED BY and RETURN TO:

Stacey Harding
Andrew C. Sigerson, P.C., L.L.O.
9859 S. 168th Ave.
Omaha, NE 68136
(402) 505-5400

TAX STATEMENT TO:

James J. Krogmann, Trustee
1587 240th Street
Lamont, IA 50650

TRUSTEE WARRANTY DEED

For the Consideration of One Dollar and other valuable consideration, MARTIN D. KROGMANN, JAMES J. KROGMANN, and GARY L. KROGMANN, Successor Trustees of the MARIAN E. KROGMANN LIVING TRUST, dated January 25, 2018, GRANTOR(S), do hereby convey to JAMES J. KROGMANN and GARY L. KROGMANN, Trustees, under the LARRY L. KROGMANN TRUST SHARE, dated February 27, 2024, GRANTEE(S) the following described real estate in Delaware County, Iowa:

The West Half of the Northeast Quarter (W ½ NE ¼) and the East Quarter of the Southeast Quarter of the Northwest Quarter (E ¼ SE ¼ NW ¼) of Section 17, Township 90 North, Range 6 West of the 5th P.M., Delaware County, Iowa, EXCEPT that part of the West Half of the Northeast Quarter (W ½ NE ¼) and the East one-fourth of the Southeast Quarter of the Northwest Quarter (E ¼ SE ¼ NW ¼) of Section 17, Township 90 North, Range 6 West of the 5th P.M., Delaware County, Iowa, described as commencing at the Northwest corner of the Northeast Quarter (NE ¼) of Section 17, said point being the point of beginning, thence North 90°00'00" East 225.00 feet along the North line of the Northeast Quarter (NE ¼) of Section 17, thence South 2°22'19" West 968.00 feet, thence North 90°00'00" West 225.00 feet to the West line of the Northeast Quarter (NE ¼) of Section 17, thence North 2°22'19" East 968.00 feet along said West line to the point of beginning, said parcel containing approximately 5.0 acres, subject to road right of way and easements of record. The North line of the Northeast Quarter (NE ¼) of Section 17 is assumed to bear East and West. Subject to the existing easements of record; reservations in United States and state patents; and rights of public in all highways.

EXEMPT FROM TRANSFER TAX IOWA Code 428A.2 (21)

Iowa Land Title Standard 4.7 Purchases' showing: The affirmative act of accepting and recording this deed by Grantees represents its reliance upon the Trustee's statements contained herein. The Grantees affirmatively represent they have no knowledge of any adverse claim against the Trustee or the Trust.

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 state; and grantor covenants to warrant and defend the real estate against the lawful claims of all person, except as may be stated above.

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 of the validity of the transfer.

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

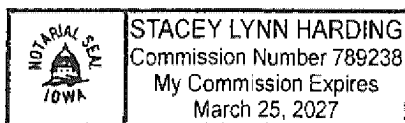
EXECUTED this 16 day of September, 2024

Martin D. Krogmann
MARTIN D. KROGMANN, Successor Trustee of the
MARIAN E. KROGMANN LIVING TRUST, dated
January 25, 2018, Grantor

STATE OF IOWA)
) ss.
COUNTY OF HARDIN)

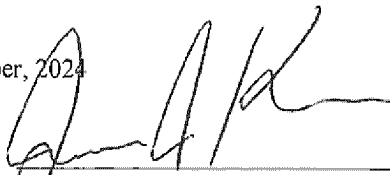
This instrument was acknowledged before me on this 16th day of September, 2024, by MARTIN D. KROGMANN, Successor Trustee of the MARIAN E. KROGMANN LIVING TRUST, dated January 25, 2018.

Witness my hand and official seal.
My commission expires: 3/25/2027



Stacey Lynn Harding
Notary Public

EXECUTED this 16 day of September, 2024



JAMES J. KROGMANN, Successor Trustee of the
MARIAN E. KROGMANN LIVING TRUST, dated
January 25, 2018, Grantor

STATE OF IOWA)
) ss.
COUNTY OF HARDIN)

This instrument was acknowledged before me on this 16th day of September, 2024, by JAMES J. KROGMANN, Successor Trustee of the MARIAN E. KROGMANN LIVING TRUST, dated January 25, 2018.

Witness my hand and official seal.
My commission expires: 3/25/2027


Notary Public

EXECUTED this 16 day of September, 2024

Gary L. Krogmann
GARY L. KROGMANN, Successor Trustee of the
MARIAN E. KROGMANN LIVING TRUST, dated
January 25, 2018, Grantor

STATE OF IOWA)
) ss.
COUNTY OF HARDIN)

This instrument was acknowledged before me on this 16th day of September, 2024, by GARY L. KROGMANN, Successor Trustee of the MARIAN E. KROGMANN LIVING TRUST, dated January 25, 2018.

Witness my hand and official seal.
My commission expires: 3/25/2027

Stacey Lynn Harding
Notary Public

