

Recorded: 10/30/2024 at 8:32:40.0 AM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$319.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2024 PG: 2723

Prepared by: Maureen A. Gronstal, Bradley & Riley PC, P.O. Box 2804, Cedar Rapids, IA 52406-2804; 319-363-0101  
Return to/Address tax statement: Wade and Elizabeth Feldmann, 524 North Street, Ryan, IA 52330

### **TRUSTEE'S WARRANTY DEED**

**For the consideration of** Ten Dollars and other valuable consideration, LAURA L. VAN LOH, Trustee of the JULIE A. RAAK TRUST U/D/O MAY 8, 2024, does hereby convey to WADE DANIEL FELDMANN and ELIZABETH JERI FELDMANN, as joint tenants with full rights of survivorship and not has tenants in common, the following described real estate in Delaware County, Iowa:

THE WEST THREE HUNDRED FOUR (304) FEET OF THE EAST THREE HUNDRED THIRTY (330) FEET OF THE SOUTH ONE HUNDRED FIFTY THREE (153) FEET OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION TWELVE (12), TOWNSHIP EIGHTY SEVEN (87) NORTH, RANGE SIX (6), WEST OF THE FIFTH P.M.

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 acknowledge that they are purchaser for value in good faith and without notice of any adverse claim and have relied on the Individual Trustee's Affidavit recorded with the Deed pursuant to Iowa Code Section 614.14.

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 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 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 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.

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

Dated: 10-15, 2024.

THE JULIE A. RAAK TRUST U/D/O  
MAY 8, 2024

By: Laura VanLoch - Trustee  
LAURA L. VAN LOH, Trustee

STATE OF South Dakota  
COUNTY OF Lincoln ) ss:

This instrument was acknowledged before me on October 15 2024, by LAURA L. VAN LOH,  
Trustee of the JULIE A. RAAK TRUST U/D/O MAY 8, 2024.



Debra Harris  
Notary Public in and for State  
Exp Aug 12, 2029