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Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

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**Taxpayer Address :**  
Karla K. Gundermann  
33453 330th Avenue  
Westbrook, MN 56183

## TRUSTEE'S DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration Karla K. Gundermann, Trustee of the L & G Saathoff Family Trust dated April 30, 2019, does hereby convey to Karla K. Gundermann the following described real estate in Delaware County, Iowa:

**The North Half of the East Half of the Southeast Quarter (N ½ E ½ SE ¼) of Section Twenty-five (25), Township Eighty-Seven (87) North, Range Six (6), West of the Fifth P.M., Delaware County, Iowa**

together with all easements and servient estates appurtenant thereto, and subject to covenants, easements and restrictions of record.

This Trustee's Deed represents a transfer to heirs or devisees pursuant Chapter 633 or 633A and therefore this Trustee's Deed is exempt from (a) real estate transfer tax and declaration of value requirements pursuant to Iowa Code Section 428A.2(20) (2022), and (b) groundwater hazard statement and declaration of value requirements pursuant to Iowa Code Section 455B.172(11)(a)(1) (2022).

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 title to the property.

The grantor does hereby covenant 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 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.

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

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 trustee the persons creating the trust were 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.

Dated: 10/16, 2024

Karla K. Gundermann  
Karla K. Gundermann, as Trustee of the L & G Saathoff Family Trust dated April 30, 2019

STATE OF MINNESOTA )  
  ) SS:  
COUNTY OF Cottonwood )

On this 16<sup>th</sup> day of October, 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Karla K. Gundermann, to me known to be the identical person named in and who executed the foregoing instrument as Trustee of the L & G Saathoff Family Trust dated April 30, 2019, and acknowledged that she executed the same as the voluntary act and deed of the person and the fiduciary.

Shannon Marie Madson  
Notary Public in and for State of Minnesota

