

Recorded: 3/12/2025 at 2:59:53.0 PM
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$30.00
Revenue Tax: \$223.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 631

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Nathan D. Runde, 2080 Southpark Ct., Dubuque, IA 52003, Phone: 563 582-2926

Taxpayer Information: The 909, L.L.C., 1611 180th St., Manchester, IA 52057

Return Document To: The 909, L.L.C., 1611 180th St., Manchester, IA 52057

Grantors: GNB Bank as Trustee of the Arthur J. Arends Family Trust as to an undivided one-half interest and Hertha S. Gordon, Trustee of Mary A. Lorenz Revocable Trust Dated July 20, 2017 as to an undivided one-half interest

Grantees: The 909, L.L.C.

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, GNB Bank, Trustee of the Arthur J. Arends Family Trust as to an undivided one-half interest and Hertha S. Gordon, Trustee of the Mary A. Lorenz Revocable Trust Dated July 20, 2017 as to an undivided one-half interest, do hereby Convey to The 909, L.L.C., a limited liability company organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

Lot Five Hundred Nine (509), and the South Twenty (20) feet of Lot Four Hundred Seventy Eight (478), and the South twenty (20) feet of the East fourteen (14) feet of Lot Four Hundred Seventy Nine (479), and the East fourteen (14) feet of Lot Five Hundred Eight (508), all in the City of Manchester, Iowa, according to plat recorded in Book I L.D., Pages 284-285; also the vacated alley lying between the above described real estate.

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: 3-5-2025.

The Arthur J. Arends Family Trust as to an
undivided one-half interest

By Whitney J. Heinrich
Whitney J. Heinrich, Director of Trust Services,
GNB Bank, as Trustee

By Robert Johanns
Robert Johanns, CEO, GNB Bank, Trustee

STATE OF IOWA, COUNTY OF GRUNDY

This record was acknowledged before me on 3-5-2025, by
Whitney J. Heinrich, Director of Trust Services, GNB Bank, Trustee of the above-entitled trust.



Sara McMARTIN
Signature of Notary Public

STATE OF IOWA, COUNTY OF GRUNDY

This record was acknowledged before me on March 5, 2025, by
Robert Johanns, CEO, GNB Bank, Trustee of the above-entitled trust.

Sara McMARTIN
Signature of Notary Public



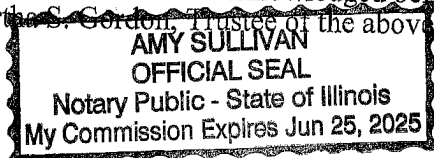
Dated: March 7, 2025

Mary A. Lorenz Revocable Trust Dated July 20,
2017 as to an undivided one-half interest

By Hertha S. Gordon
Hertha S. Gordon, as Trustee

Illinois
STATE OF ~~IOWA~~, COUNTY OF DuPage

This record was acknowledged before me on March 7, 2025
by Hertha S. Gordon, Trustee of the above-entitled trust.



A. Sullivan
Signature of Notary Public