

Recorded: 3/31/2025 at 12:32:00.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$308.80
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 794

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

Preparer Information: Carolyn C. Davis, 225 1st Ave East, Dyersville, IA 52040, Tel: 563-875-9112

Taxpayer Information: Cassandra Ries, 408 East Morrison Street, Edgewood, IA 52042

Return Document To: Cassandra Ries, 408 East Morrison Street, Edgewood, IA 52042

Grantors: Julie Krogmann as trustee of the Mary C. Kelchen Irrevocable Trust

Grantees: Cassandra Ries

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, Julie Krogmann, Trustee of the Mary C. Kelchen Irrevocable Trust, does hereby Convey to Cassandra Ries, a single person , the following described real estate in Delaware County, Iowa:

Lots Twelve (12), Thirteen (13) and Fourteen (14), Block One (1), Minkler's Addition to Edgewood, Iowa, according to plat recorded in Book 1 Plats, Page 52

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: 3/27/25

Mary C. Kelchen Irrevocable Trust

By Julie Krogmann Trustee
Julie Krogmann, as Trustee

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on 3-27, 2025, by Julie Krogmann, Trustee of the above-entitled trust.



Laurie A. Wiskus
Signature of Notary Public