

Recorded: 5/16/2025 at 8:10:57.0 AM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$159.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 1247

TRUSTEE SPECIAL WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:

Todd J. Locher, Locher & Davis PLC, PO Box 7, Farley, IA 52046, Phone: 563-744-3359

Taxpayer Information:

M3J LLC, 302 S 2nd St, Manchester, IA 52057

Return Document To:

M3J LLC, 302 S 2nd St, Manchester, IA 52057

Grantors:

Gerald P. Rolwes and Diane M. Rolwes as co-trustees of The Gerald Peter Rolwes and Diane Marie Rolwes Revocable Living Trust dated October 23, 2015

Grantees:

M3J LLC

Legal Description:

See Page 2

Document or instrument number of previously recorded documents:

BK: 2022, PG: 1328



TRUSTEE SPECIAL WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration, Gerald P. Rolwes and Diane M. Rolwes, as Co-Trustees of The Gerald Peter Rolwes and Diane Marie Rolwes Revocable Living Trust dated October 23, 2015, does hereby Convey to M3J LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

The West ten (10.0) feet of Lot Seventy Six (76), and the East fifty six (56.0) feet of Lot Seventy Seven (77), in the City of Manchester, Iowa, according to plat recorded in Book F L.D., Page 373.

This deed is given in consummation of a Real Estate Contract-Installments dated and recorded on April 26, 2022 as Book 2022, Page 1328 of the records of Delaware County, Iowa.

Grantors warrant title for all claims through or under the Grantor in existence on or before May 1, 2022.

The grantor does hereby covenant with grantees, and successors in interest, to warrant and defend the real estate against the lawful claims of all persons claiming by, through or under grantor, 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: April 16 2025.

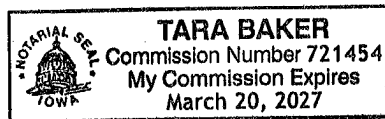
The Gerald Peter Rolwes and Diane Marie
Rolwes Revocable Living Trust dated October
23, 2015

By Gerald P. Rolwes
Gerald P. Rolwes, as Trustee

By Diane M. Rolwes
Diane M. Rolwes, as Trustee

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on April 16, 2025,
by Gerald P. Rolwes, Trustee, and Diane M. Rolwes, Trustee, of the above-entitled trust.



Tara Baker
Signature of Notary Public