

Recorded: 6/9/2025 at 3:36:13.0 PM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$119.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2025 PG: 1457

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

**Preparer Information:** Stephanie A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, IA 50644, Phone: (319) 334-3704

**Taxpayer Information:** Matthew C. Svare and Katlyn Svare, 1008 Jerry Ln, Manchester, IA 52057

**Return Document To:** Stephanie A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, IA 50644

**Grantors:** Jerome A. Krogmann and Rose A. Krogmann as Co-Trustees of the Jerome A. Krogmann and Rose A. Krogmann Revocable Trust dated July 18, 2016

**Grantee:** Matthew C. Svare and Katlyn Svare

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**

## TRUSTEE WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Jerome A. Krogmann and Rose A. Krogmann, Co-Trustees of the Jerome A. Krogmann and Rose A. Krogman Revocable Trust dated July 18, 2016, do hereby Convey to Matthew C. Svare and Katlyn Svare, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

**Lot Eleven (11) of Meadow Park Fourth Subdivision A Subdivision In Part Of The NE1/4-NW1/4 And In Part Of The NW1/4-NE1/4, Sec. 28, T89N, R5W Of The Fifth P.M., City of Manchester, Delaware County, Iowa, according to plat recorded in Book 2022, Page 873.**

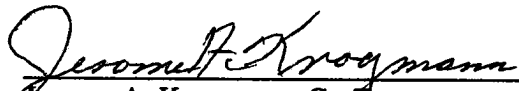
**\*There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard 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.

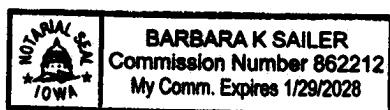
Dated: May 30 2025.

  
Jerome A. Krogmann, Co-Trustee

  
Rose A. Krogmann, Co-Trustee

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on May 30, 2025, by Jerome A. Krogmann and Rose A. Krogmann, Co-Trustees of the Jerome A. Krogmann and Rose A. Krogmann Revocable Trust dated July 18, 2016.



  
Signature of Notary Public