

Recorded: 12/1/2025 at 11:41:32.0 AM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$668.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 3245

TRUSTEE WARRANTY DEED Recorder's Cover Sheet

Preparer Information:

Brian J. Kane, 2100 Asbury Rd., Ste. 2, Dubuque, IA 52001
Phone: (563) 582-7980

Taxpayer Information:

Isaac T. Kramer and Haley M. Kramer
1137 10th Street SW
Dyersville, IA 52040

Return Document To:

Isaac T. Kramer and Haley M. Kramer
1137 10th Street SW
Dyersville, IA 52040

Grantor:

Matthew L. Vorwald and Megan N. Vorwald Trust
Matthew L. Vorwald and Megan N. Vorwald, Trustees

Grantee:

Isaac T. Kramer and Haley M. Kramer

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED (Inter-Vivos Trust)

For the consideration of Ten Dollars (\$10.00) and other valuable consideration, Matthew L. Vorwald and Megan N. Vorwald, as Trustees of the Matthew L. Vorwald and Megan N. Vorwald Trust, do hereby convey to Isaac T. Kramer and Haley M. Kramer, 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 Twenty Nine (29) of Westridge Estates 6th Addition, in the City of Dyersville, Delaware County, Iowa, according to plat recorded in Book 2009, Page 3910.

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: November 28th, 2025.

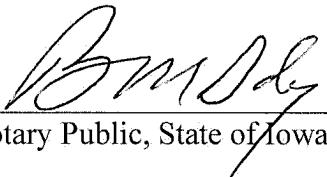
Matthew L. Vorwald and Megan N. Vorwald Trust,
Grantor

By
Matthew L. Vorwald, Trustee

By
Megan N. Vorwald, Trustee

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on November 28th, 2025, by Matthew L. Vorwald and Megan N. Vorwald, as Trustees of the Matthew L. Vorwald and Megan N. Vorwald Trust.



Notary Public, State of Iowa

