

Recorded: 1/5/2026 at 12:26:11.0 PM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$628.80  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2026 PG: 15

**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:** Melvin and Ruth Nickol, 834 7th Street SW, Dyersville, Iowa 52040

**Return Document To:** Melvin and Ruth Nickol, 834 7th Street SW, Dyersville, Iowa 52040

**Grantors:** Kay M. Tauke and Raymond A. Tauke as co-trustees of The KRT Revocable Trust  
Dated October 11, 2023

**Grantees:** Melvin Nickol and Ruth Nickol

**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, Kay M. Tauke and Raymond A. Tauke, Co-Trustees of The KRT Revocable Trust Dated October 11, 2023, does hereby Convey to Melvin Nickol and Ruth Nickol, 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:

An undivided one-half interest in Lot Twenty Six (26) and Lot Thirty Seven (37) of Westridge Estates 9th Addition, in the City of Dyersville, Delaware County, Iowa, according to plat recorded in Book 2013, Page 2395

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: December 23rd 2025.

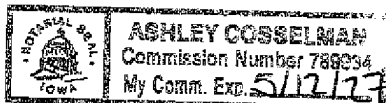
The KRT Revocable Trust Dated October 11, 2023

By Kay M. Tauke Co-Trustee  
Kay M. Tauke, as Co-Trustee

By Raymond A. Tauke as Co-Trustee  
Raymond A. Tauke, as Co-Trustee

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on December 23rd 2025  
by Kay M. Tauke and Raymond A. Tauke, Co-Trustees of the above-entitled trust.



Ashley Cosselman  
Signature of Notary Public