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County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$1,103.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 1126

TRUSTEE WARRANTY DEED AND AFFIDAVIT OF TRUSTEE
THE IOWA STATE BAR ASSOCIATION
Recorder's Cover Sheet

Preparer Information:

Alecia A. Cederdahl
699 Walnut Street, Suite 2000
Des Moines, Iowa 50309
515-288-6041

Taxpayer Information:

Scott Shover and Susan Shover
2041 215th Street
Manchester, Iowa 52057

Return Address

Scott Shover and Susan Shover
2041 215th Street
Manchester, Iowa 52057

Grantor:

Kent Croskey, Trustee of the Genevieve J. Croskey Trust dated June 15, 2021

Grantee:

Scott Shover and Susan Shover

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

TRUSTEE WARRANTY DEED AND AFFIDAVIT OF TRUSTEE
(Inter Vivos Trust)

For the consideration of One Dollar(s) and other valuable consideration, Kent Croskey, Trustee of the Genevieve J. Croskey Trust dated June 15, 2021, does hereby convey to Scott Shover and Susan Shover as joint tenants with full rights of survivorship and not as tenants in common the following described real estate in Delaware County, Iowa:

Lot One (1) of Croskey - Garvin Subdivision A Subdivision Of Lot 1 Of Logan's Third Subdivision, Lot 4 Of Logan's Fifth Subdivision, And Parcel C, All In The NW ¼ Of The NE ¼ In Section 23, T88N, R5W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2026, Page 587.

The grantor hereby covenants with grantee, 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.

Also all right, title, interest, claim and demand of Grantors, in and to the lake frontage running to the middle of the Maquoketa River bed, with respect to said premises, being an extension of the lines of said tract herein conveyed, title to which is not warranted by Grantors. This conveyance is made subject to the existing flood plain rights, and Grantees shall not hold Grantors or its predecessors in title hereunder liable with regard to the flooding of the property concerned, and Grantees and their successors and assigns shall not change or alter the lake frontage without written permission of the Lake Delhi Recreation Association, Inc. The right to use the present access road is included and this conveyance is subject to the use of access road by all owners and tenants occupying lots in said Subdivision.

The grantor further warrants as follows:

1. I am the Trustee of the above-named Trust, to which the above-described real estate was conveyed by quit claim deed filed of record June 16, 2021, in Book 2021 Page 2198 of the Delaware County, Iowa, Recorder's Office.
2. I am the presently existing Trustee under the Trust and I am authorized to transfer the above described real estate to the Grantee without any limitation or qualification whatsoever.
3. The Trust is in existence and I, as Trustee, am authorized to transfer the interest in the above described real estate, free and clear of any adverse claims.
4. The grantor of the Trust, Genevieve J. Croskey died on October 2, 2023.
5. Form 706, United States Estate Tax Return, is not required to be filed as result of

Death of Grantor.

- 6. An Iowa Inheritance Tax Return is not required to be filed as a result of the death of Grantor, pursuant to Iowa Code Sec. 450.22, Subsection 2 and 3.
- 7. The trust irrevocable, and none of the beneficiaries of the trust are deceased.

Words and phrases herein, including the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: 05/04, 2026

Genevieve J. Croskey Trust dated June 15, 2021

By: [Signature]
Kent Croskey, Trustee

STATE OF IOWA, COUNTY OF Dubuque

This instrument was acknowledged before me this 4th day of May, 2026, by Kent Croskey, Trustee of the Genevieve J. Croskey Trust dated June 15, 2021.

[Signature]
Signature of Notary Public

