

Recorded: 6/16/2026 at 8:58:58.0 AM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 1617

**TRUSTEE 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:

Croskey-Garvin Lake Access Association
4054 120th Ave
Carlisle, IA 50047

Return Address

Croskey-Garvin Lake Access Association
4054 120th Ave
Carlisle, IA 50047

Grantor:

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

Grantee:

Croskey-Garvin Lake Access Association

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

TRUSTEE 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 the Croskey-Garvin Lake Access Association, an Iowa Non-Profit Corporation the following described real estate in Delaware County, Iowa:

Lot Two (2) 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.

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.

Each of the undersigned hereby relinquishes all right of dower, homestead and distributive share in and to the above described premises.

The grantor further states 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 irrevocable and none of the beneficiaries of the trust are deceased.

EXEMPT PURSUANT TO IOWA CODE §428A.2(21)

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazard 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 ground water hazard statement.

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

Dated: 5-7-2020

Genevieve J. Croskey Trust dated June 15, 2021

By: [Signature]
Kent Croskey, Trustee

STATE OF IOWA, COUNTY OF Iowa

This instrument was acknowledged before me this 7 day of May, 2026, by
Kent Croskey, Trustee of the Genevieve J. Croskey Trust dated June 15, 2021.

[Signature]
Signature of Notary Public

NOTARIAL SEAL

ELIZABETH E WRIGHT
Commission Number
864700
My Commission Expires
5-14-28