



Doc ID: 008609820003 Type: GEN
 Kind: WARRANTY DEED
 Recorded: 03/24/2017 at 12:22:45 PM
 Fee Amt: \$22.00 Page 1 of 3
 Revenue Tax: \$0.00
 Dubuque County Iowa
 John Murphy Recorder

File **2017-00003281**

PREPARED BY: AND RETURN TO:
Dana Sawyers, Chicago Title of Texas, LLC, 5501 LBJ Freeway, Ste. 200, Dallas, TX 75240
214-987-6776

Address Tax Statements To: James T. Suzuki and Yuriko Suzuki, 3441 Streamside Circle, #116, Pleasanton, CA 94588

Exempt from transfer tax pursuant to code 428A.2 (21).

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00) and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged **James T. Suzuki and Yuriko Suzuki, husband wife**, hereinafter referred to as "Grantor", does hereby sell and convey unto **James T. Suzuki and Yuriko Suzuki, Trustees of The Suzuki Revocable Living Trust dated May 3, 1999**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Dubuque, State of Iowa, to-wit:

Lots Nine (9) and Ten (10) in West View Addition in the City of New Vienna, as surveyed, platted and recorded in Dubuque County, Iowa.

Also known as: 2177 Main St., New Vienna, IA 52065

Prior instrument recorded in Document No. 201600014789, of the Recorder of Dubuque County, State of Iowa.

SUBJECT TO all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

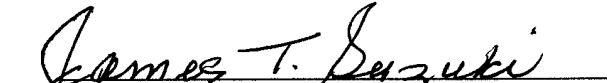
GRANTOR does for Grantor and Grantor's personal representatives, executors and assigned forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that

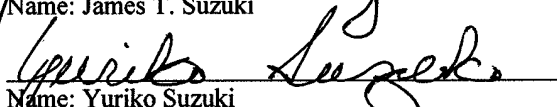
*Chicago Title
 Dana Sawyers -env
 500
 1700*

the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all persons claiming by, through or under Grantor.

WORDS AND PHRASES HEREIN, including acknowledgement hereof, shall be construed as in the singular or plural number; and as masculine or feminine gender, according to the context.

IN WITNESS WHEREOF, this deed was executed by the undersigned on this the 10th day of March, 2017.


Name: James T. Suzuki


Name: Yuriko Suzuki

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIFORNIA
County of Alameda

On March 10, 2017 before me, AJAYPAL SINGH SIDHU, Notary Public,
(here insert name and title of the officer)

personally appeared James T. Suzuki and Yuriko Suzuki, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 