

Instrument #: 14-02812
06/16/2014 11:21:08 AM Total Pages 3
DTD TRUSTEE WARRANTY DEED
Recording Fee \$22.00 Transfer Tax \$128.80
Ann Ditsworth, Recorder, Dickinson County Iowa



Preparer: David J. Stein, Jr., Stein Law Office, P.O. Box 537, Milford, IA 51351; (712) 338-2431
Solely for Recorder's indexing purposes, grantor(s): PHILIP J. MIKLO AND TERESA M. MIKLO, CO-
TRUSTEES; grantee(s) MIKEL USA, INC.; instrument: Dced.
Taxpayer's Address: 2813 North 9th Street, Carter Lake, IA 51510
Return to: _____

COMBINED
TRUSTEE WARRANTY DEED
(Inter Vivos Trust)
AND
INDIVIDUAL TRUSTEE'S AFFIDAVIT
AND
PURCHASER'S AFFIDAVIT
THE IOWA STATE BAR ASSOCIATION
Official Forms Nos. 107, 108, 115

For the consideration of Ten and 00/100 Dollar(s) and other valuable consideration,
PHILIP J. MIKLO AND TERESA M. MIKLO, CO-TRUSTEES OF THE PHILIP J.
MIKLO LIVING TRUST EXECUTED JANUARY 28, 2010 do hereby convey to MIKEL
USA, INC., the following described real estate in Dickinson County, Iowa:

***Unit 1 of The Lakes Hideout, a Condominium
Development located on the West 150 feet of Lot A,
Cousin's Plat of the Northwest Quarter of the Northeast
Quarter of Section 5, Township 99 North, Range 36, West
of the 5th P.M., Dickinson County, Iowa, together with an
undivided 1/8th interest in the general common elements
and facilities appertaining to such units as provided in the
Declaration of Establishment of a Horizontal Property
Regime dated October 9, 2013, Filed October 15, 2013 as
Instrument No. 13-05912.***

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. 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.

The undersigned parties state of their own personal knowledge that:

1. We are the trustees under the aforementioned grantor Trust ("Trust"), to which the herein described real estate was conveyed to the trustees pursuant to a Deed recorded May 16, 2013 in Deed Record Book 204, Page 897 of the Dickinson County Recorder's Office.
2. The Trust is in existence; we are the presently existing trustees under said Trust; and we are authorized to handle and transfer any real estate held in the Trust, including the property described herein, without any limitation or qualification whatsoever and free and clear of any adverse claims.
3. The grantors of the Trust are alive. The Trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the Trust are deceased.


The affirmative act of recording this Deed shall be record that the purchaser(s)/grantee(s) shown above has/have relied upon the recitations contained herein and that the purchaser(s)/grantee(s) has/have no notice or knowledge of any adverse claims arising out of the execution and recording of this Deed from the trustee(s)/grantor(s). This Affidavit is given to establish reliance on the recitations contained herein for all purposes contemplated under Iowa Code Section 614.14.

The undersigned parties, directors and authorized officers of the THE LAKES HIDEOUT OWNERS' ASSOCIATION, INC., state that presently, there are no delinquent financial obligations due to said Owners' Association pertaining to the property being conveyed herein.

In witness whereof, the undersigned parties have executed this instrument on this 11 day of June, 2014.



PHILIP J. MIKLO, CO-TRUSTEE OF
THE PHILIP J. MIKLO LIVING TRUST
EXECUTED JANUARY 28, 2010



TERESA M. MIKLO, CO-TRUSTEE OF
THE PHILIP J. MIKLO LIVING TRUST
EXECUTED JANUARY 28, 2010

STATE OF IOWA, COUNTY OF DICKINSON, ss:

This instrument was acknowledged before me on 6-11, 2014 by PHILIP J. MIKLO AND TERESA M. MIKLO, CO-TRUSTEES OF THE PHILIP J. MIKLO LIVING TRUST EXECUTED JANUARY 28, 2010.

Gary Lee Carlson
Notary Public in and for said State Iowa

