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2019 1859 Type 03 001 Pages 3
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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA



TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 107

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Steven E. Carr, 117 S Franklin Street, PO Box 333, Manchester, Iowa 52057

Phone: (563) 927-4164

Taxpayer Information: (Name and complete address)

Nicole L. Ries and Emerson J. Ries, 2388 260th Ave, Delhi, IA 52223

24
X

Return Document To: (Name and complete address)

Nicole L. Ries and Emerson J. Ries, 2388 260th Ave, Delhi, IA 52223

Grantors:

Jeffrey J. Niehaus

Grantees:

Nicole L. Ries

Emerson J. Ries

Legal description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED (INTER-VIVOS TRUST)

For the consideration of _____ \$1.00 _____ Dollar(s) and
other valuable consideration, Jeffrey J. Niehaus

_____ (Trustee) (~~Co-Trustees~~)
of the Jeffrey J. Niehaus Revocable Trust dated 3/18/2015

does hereby convey to Nicole L. Ries and Emerson J. Ries, wife and husband, as joint tenants with
full rights of survivorship and not as tenants in common the following described

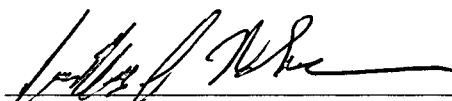
real estate in Delaware County, Iowa: An undivided one-half (1/2) interest in: Lot Ten (10) of
Keith's Second Subdivision, a subdivision of part of the SW 1/4 of the SE 1/4 and part of the SW 1/4
of Section 30, T88N, R4W of the Fifth Principal Meridian, Delaware County, Iowa, according to plat
recorded in Book 2008, Page 2601. This deed is exempt according to Iowa Code 428A.2(21).

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 July 15, 2019.



Jeffrey J. Niehaus

As (Trustee) (~~Co-Trustee~~) of
the above-entitled trust

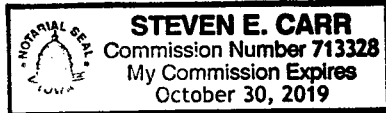
As (Trustee) (~~Co-Trustee~~) of
the above-entitled trust

Acknowledgment for Individual Trustee

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on July 15, 2019, by Jeffrey J. Niehaus

As (Trustee) (~~Co-Trustee~~) of the above entitled trust.



[Signature]
Signature of Notary Public

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____

As (Trustee) (~~Co-Trustee~~) of the above entitled trust.

Signature of Notary Public

Acknowledgment for Corporate Trustee

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____

as _____
of _____

As (Trustee) (Co-Trustee) of the above entitled trust.

Signature of Notary Public

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____

as _____
of _____

As (Trustee) (Co-Trustee) of the above entitled trust.

Signature of Notary Public