

Recorded: 7/8/2021 at 8:01:56.0 AM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$1,385.60
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 2447

TRUSTEE WARRANTY DEED

Recorder's Cover Sheet

Preparer Information: David L. Ginger
Belin McCormick, P.C.
666 Walnut Street, Suite 2000
Des Moines, IA 50309-3989
(515) 283-4668

Taxpayer Information: Jerome M. Ries, Trustee of the Jerome M. Ries Revocable Trust
Mary Kay Ries, Trustee of the Mary Kay Ries Revocable Trust
1237 325th Street
Ryan, Iowa 52330

Return Document To: Jerome M. Ries, Trustee of the Jerome M. Ries Revocable Trust
Mary Kay Ries, Trustee of the Mary Kay Ries Revocable Trust
1237 325th Street
Ryan, Iowa 52330

Grantor: Linda Butterfield, Trustee of The Maxine E. Enabnit Trust dated
January 6, 2000

Grantee: Jerome M. Ries, Trustee of the Jerome M. Ries Revocable Trust
Mary Kay Ries, Trustee of the Mary Kay Ries Revocable Trust

Legal Description: See Page 2

Document or instrument number of previously recorded documents: N/A

NOTE: this cover page is prepared in compliance with Iowa Code section 331.606b. This cover page is provided for information purposes only.

TRUSTEE WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, Linda Butterfield, as Trustee of The Maxine E. Enabnit Trust dated January 6, 2000, does hereby convey to Jerome M. Ries, as Trustee of the Jerome M. Ries Revocable Trust, and Mary Kay Ries, as Trustee of the Mary Kay Ries Revocable Trust, as tenants in common, the following described real estate in Delaware County, Iowa:

The South one-half (S1/2) of the Southeast Quarter (SE1/4) of Section Twenty Two (22), Township Eighty Seven (87) North, Range Six (6), West of the Fifth P.M., except Parcel A – Part of NE 1/4 of SE 1/4 and Part of SE 1/4 of the SE 1/4, all of Section 22, T87N, R6W of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 7 Plats, Page 89.

Subject to easements, covenants and restrictions of record, and subject to a certain Farm Lease – Cash Rent whereby the above described real estate was leased to James F. Hogan and Patrick G. Hogan.

Grantor does hereby covenant with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it 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.

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 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.

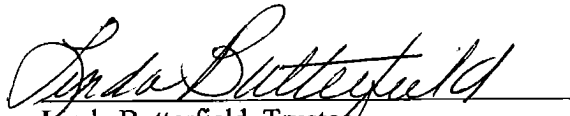
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated this 7th day of July, 2021

[Signatures Follow]

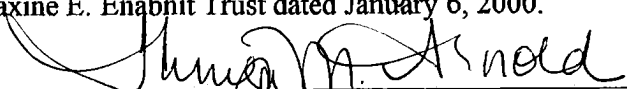
Signature Page – Trustee Warranty Deed

**THE MAXINE E. ENABNIT TRUST
DATED JANUARY 6, 2000**


Linda Butterfield, Trustee

STATE OF Arizona)
COUNTY OF Maricopa) ss

This record was acknowledged before me on this 1 day of July, 2021
by Linda Butterfield as Trustee of The Maxine E. Enabnit Trust dated January 6, 2000.


Signature of Notary Public

