

Recorded: 12/23/2021 at 3:43:56.0 PM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax:
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 4456

INDIVIDUAL TRUSTEE'S AFFIDAVIT
Recorder's Cover Sheet

Preparer Information: Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, IA 50644, Phone: 319-334-3704

Taxpayer Information: Joshua Patrick Ries and Brittany Lynne Ries, 1835 310th Street, Ryan, IA 52330

Return Document To: Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, IA 50644

Grantors: Colleen A. Ries, Trustee of Colleen A. Ries Trust dated November 21, 2012

Grantees: Joshua Patrick Ries and Brittany Lynne Ries

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



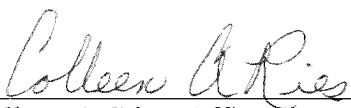
INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: The South one-half (S ½) of the Southwest Quarter (SW ¼) and the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) of Section Sixteen (16), Township Eighty Seven (87) North, Range Five (5), West of the Fifth P.M., except Parcel 2015-97, in the SE ¼ -SW ¼, Section 16, T87N, R5W of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2015, Page 2775.

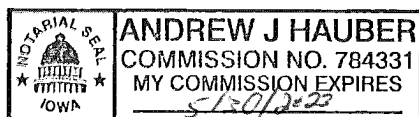
STATE OF IOWA, COUNTY OF BUCHANAN, ss:

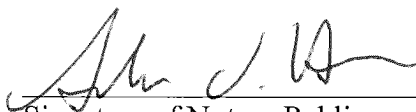
I, Colleen A. Ries, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the Trustee under the Colleen A. Ries Trust dated November 21, 2012, to which the above-described real estate was conveyed to the Trustee by Kevin M. Ries and Colleen A. Ries, husband and wife, pursuant to an instrument recorded November 21, 2012, in the office of the Delaware County Recorder in Book 2012, Page 4001.
2. I am the presently existing Trustee under the Trust and I am authorized to convey real estate without any limitation or qualification whatsoever.
3. The Trust is in existence and I, as Trustee, am authorized to transfer the interest in the real estate as described in paragraph 2, free and clear of any adverse claims.
4. The grantor of the Trust is alive.
5. The Trust is revocable or, if the Trust is irrevocable, none of the beneficiaries of the Trust are deceased.


Colleen A. Ries, Affiant

Signed and sworn to (or affirmed) before me on December 23, 2021, by Colleen A. Ries.




Signature of Notary Public