

**Recorded: 12/23/2021 at 3:43:57.0 PM**  
**County Recording Fee: \$17.00**  
**Iowa E-Filing Fee: \$3.00**  
**Combined Fee: \$20.00**  
**Revenue Tax: \$1,951.20**  
**Delaware County, Iowa**  
**Daneen Schindler RECORDER**  
**BK: 2021 PG: 4457**

**TRUSTEE WARRANTY DEED**  
**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 the 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:**



## TRUSTEE WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Colleen A. Ries, Trustee of Colleen A. Ries Trust dated November 21, 2012, does hereby Convey to Joshua Patrick Ries and Brittany Lynne Ries, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

**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.**

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.

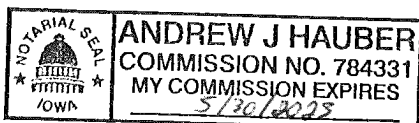
Dated: December 23, 2021.

Colleen A. Ries Trust dated November 21, 2012

By Colleen A. Ries  
Colleen A. Ries, Trustee

STATE OF IOWA, COUNTY OF BUCHANAN;

This record was acknowledged before me on December 23, 2021 by Colleen A. Ries, Trustee of the above-entitled trust.



Andrew J. Hauber  
Signature of Notary Public