

Recorded: 7/7/2022 at 9:57:39.0 AM
County Recording Fee: \$57.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$60.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 2070

PREPARED BY/RETURN TO: PETER H. WESSELS, WESSELS & WIERMAN, P.C., 227 East San Marnan Drive, Waterloo IA 50702; (319) 232-5904

ADDRESS TAX STATEMENT: Justin D. Nieman, Trustee, 2587 262nd Ave., Delhi IA 52223

DEED IN TRUST

THIS INDENTURE WITNESSETH, that the Grantor, JUSTIN D. NIEMAN, a single person, of 2587 262nd Avenue, Delhi, Iowa 52223, for and in consideration of ONE DOLLAR (\$1.00) and other good and valuable considerations in hand paid, conveys and quit claims unto JUSTIN D. NIEMAN, as Trustee of the Justin D. Nieman Trust dated June 22, 2022, all right, title and interest in and to the following described real estate in the County of Delaware and State of Iowa:

SEE EXHIBIT "A", ATTACHED HERETO AND BY THIS EXPRESS, REFERENCE MADE A PART HEREOF.

TO HAVE AND TO HOLD the said premises with the appurtenances, upon the trusts and for the uses and purposes herein and in said Trust Agreement set forth.

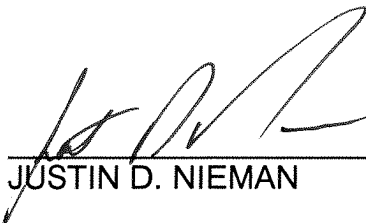
Full power and authority is hereby granted to said Trustee to improve and manage, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said premises or any part thereof to a

CONSIDERATION LESS THAN \$500.00. TRANSFER TAX STAMPS EXEMPT PER IOWA CODE 428A.2 EXEMPTION 21.

successor or successors in trust, and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said Trustee, to mortgage, to pledge, or otherwise encumber said property or any part thereof, to lease said property, or any part thereof from time to time, and upon any terms and for any period or periods of time, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change, or modify leases and the terms and provisions thereof at any time or times hereafter, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey, or assign any right, title or interest in or about or easement appurtenant to, said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

The undersigned hereby relinquishes all rights of dower, homestead, and distributive share in and to the real estate.

IN WITNESS WHEREOF, the Grantor aforesaid has hereunto set his hand and seal this 22nd day of June, A.D. 2022.




JUSTIN D. NIEMAN

STATE OF IOWA)
) SS
COUNTY OF BLACK HAWK)

The undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that JUSTIN D. NIEMAN, a single person, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act and deed for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 22nd day of June, A.D. 2022.



Notary Public

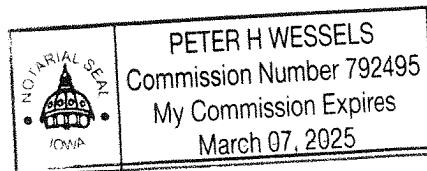


EXHIBIT "A"

The Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$), the Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$), and the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$), except that part West of the center of the road, and Lot 1 of the Subdivision of the Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) all in Section 22; and the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) and the West One-Half (W $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 23, EXCEPT Parcel 2015-88, part of the SW $\frac{1}{4}$ NW $\frac{1}{4}$, according to plat of survey recorded in Book 2015, Page 2486, in the Office of the Delaware County Recorder; and the Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter and all that part of the East One-Half (E $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 26 lying West of the center of the highway, and all that part of the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter of Section 26, described as commencing 20 chains South of the Northwest corner of Section 26, thence East 20 chains, thence South 7 chains, thence Northwest to the point of beginning, which includes that part of Parcel 2014-12, part of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ and part of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ in Section 26, according to plat of survey recorded in Book 2014, Page 711, in the Office of the Delaware County Recorder, lying within Section Twenty-Seven (26); and all that part of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 27 lying North and East of the road; all in Township Eighty-Eight (88) North, Range Four (4), West of the 5th P.M., Delaware County, Iowa, subject to roadways and easements of record,

AND

The South Half (S $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Fifteen (15) and the North Half (N $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Twenty-two (22), all being in Township Eighty-eight (88) North, Range Four (4), West of the Fifth P.M., subject to roadways and easements of record,

AND

An undivided $\frac{1}{2}$ interest in Parcel B, part of the Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) in Section Fourteen (14), Township Eighty-Eight North (T88N), Range Four (4) West of the Fifth P.M., Delaware County, Iowa, according to plat of survey recorded in Book 2004, Page 1782, in the Office of the Delaware County Recorder, subject to roadways and easements of record,

AND

EXHIBIT "A"

The Northeast Quarter (NE $\frac{1}{4}$), and the Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Twenty Seven (27), Township Eighty Nine (89) North, Range Four (4), West of the Fifth Principal Meridian, except Parcel 'A' located in the NE $\frac{1}{4}$ of Section 27 Twp, 89 North, Range 4 West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 6 Plats, Page 168 and also except Parcel 'C' in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 27-T89N-R4W of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2002, Page 648.

Subject to Ingress and Egress Easement to Parcel 'C' described as follows: A strip of land 15.0 feet in width across the Southeast Quarter of the Northeast Quarter of Section 27, Township 89 North, Range 4 West of the 5th P.M., Delaware County, Iowa, being situated 15.0 feet southerly and westerly of a line described as follows: Commencing at the northeast corner of said Section 27; thence S00°28'30"W, 1529.0 feet along the east line of the Northeast Quarter of said Section 27 to the southeast corner of Parcel 'A' in the Northeast Quarter of said Section 27 and the point of beginning; thence N89°37'30"W, 242.43 feet to the southwesterly corner of said Parcel 'A'; thence N00°28'49"E, 36.86 feet along the westerly line of said Parcel 'A' to the south line of Parcel 'C' in the Southeast Quarter of the Northeast Quarter of said Section 27 and there terminating, according to plat recorded in Book 2002, Page 648 of the records of Delaware County, Iowa;
EXCEPT AS FOLLOWS:

PARCEL 2013-05, PART OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) of the NORTHEAST QUARTER (NE $\frac{1}{4}$) AND PART OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION TWENTY-SEVEN (27), TOWNSHIP EIGHTY-NINE (T89N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, CONTAINING a total of 50.00 acres, including 0.62 acres of public road right of way, subject to easements of record, according to the Plat of Survey recorded in Book 2013, Page 775 Delaware County Records.

All parcels subject to all covenants, restrictions, and easements of record.