

Recorded: 9/20/2022 at 2:30:09.0 PM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 2828

Prepared By: A. Theodore Huinker, 890 Main Street, Suite 200, Dubuque, IA 52001, (563) 556-4011
Return To: Marvin T. & Karen V. Ries, 1749 310th Street, Ryan, IA 52330
Taxpayers: Karen V. Ries Revocable Trust dated 7/26/2002, 1749 310th Street, Ryan, IA 52330

TRUSTEE WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration, Marvin T. Ries as Trustee of the Marvin T. Ries Revocable Trust dated July 26, 2002 does convey to Karen V. Ries, as Trustee of the Karen V. Ries Revocable Trust dated July 26, 2002, its undivided $\frac{1}{2}$ interest in the following described real estate in Delaware County, Iowa:

The South One-Half of the Southwest Quarter (S $\frac{1}{2}$ SW $\frac{1}{4}$) EXCEPTING THEREFROM the South Two Hundred Seventy (270.0) Feet of the East Two Hundred Thirteen (213.0) Feet of the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$), all in Section Seventeen (17), Township Eighty-seven (87) North, Range Five (5) West of the Fifth P.M. in Delaware County, Iowa, subject to easements of record.

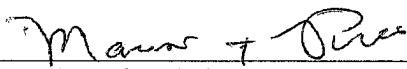
Grantor hereby covenants with Grantee, and successors in interest, that Grantor holds the real estate by title in fee simple; that Grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and Grantor covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

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

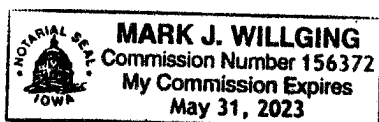
Dated this 20th day of September, 2022.

This Deed is exempt pursuant to Section 428A.2(11), Code of Iowa.


Marvin T. Ries, Trustee

STATE OF IOWA, COUNTY OF DUBUQUE) ss:

This instrument was acknowledged before me on September 20, 2022, by Marvin T. Ries, Trustee of the Marvin T. Ries Revocable Trust dated July 26, 2002.




Notary Public