

Recorded: 1/27/2023 at 3:57:05.0 PM
County Recording Fee: \$87.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$90.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 202

Prepared by/Return to: Maureen A. Gronstal
Bradley & Riley PC

PO Box 2804
Cedar Rapids, IA 52406-2804

(319) 363-0101
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Address Tax statement: Ralph and Reva Nieman, 2357 Hwy 38, Delhi, IA 52223

WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration, RALPH DONALD NIEMAN, also known as RALPH D. NIEMAN, and REVA CHRISTINE NIEMAN, also known as REVA C. NIEMAN, a married couple, do hereby convey an undivided one-half (1/2) interest to RALPH D. NIEMAN, Trustee of the RALPH D. NIEMAN REVOCABLE TRUST u/d/o FEBRUARY 4, 2022 and an undivided one-half (1/2) interest to REVA C. NIEMAN, Trustee of the REVA C. NIEMAN REVOCABLE TRUST u/d/o FEBRUARY 4, 2022, in and to the following described real estate in Delaware County, Iowa:

SEE ATTACHED EXHIBIT "A"

The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record in the office of the Recorder of Delaware County, Iowa.

Exempt from Transfer Tax and from filing a Declaration of Value and Groundwater Hazard Statement pursuant to Iowa Code Section 428A.2(21).

This Deed was prepared at the request of the Grantors, without the benefit of a title search. The preparer of this Deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Grantors do hereby covenant with Grantees, and successors in interest, that Grantors hold the real estate by title in fee simple; that they have 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 Grantors covenant to warrant and defend the real estate against lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

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: 1/27/2023

Ralph Donald Nieman
RALPH DONALD NIEMAN, also known as
RALPH D. NIEMAN

Reva Christine Nieman
REVA CHRISTINE NIEMAN, also known as
REVA C. NIEMAN

STATE OF IOWA, COUNTY OF JONES ss:

This instrument was acknowledged before me on January 27, 2023, by RALPH DONALD NIEMAN, also known as RALPH D. NIEMAN, and REVA CHRISTINE NIEMAN, also known as REVA C. NIEMAN, a married couple.



Maureen A. Gronstal
(Print Name Maureen A. Gronstal)

Notary Public in and for said State

EXHIBIT "A"

The Southwest Quarter (SW $\frac{1}{4}$) of Section Three (3), and that part lying North of the road of the Northwest Quarter (NW $\frac{1}{4}$) of Section Ten (10) as shown by survey and plat recorded in Plat Book A, Page 96, all in Township Eighty-nine (89) North, Range Four (4), West of the 5th P.M., EXCEPTING THEREFROM the following described property:

The East 380 feet of the West 1456 feet of the South 459 feet of the Southwest Quarter (SW $\frac{1}{4}$) of Section Three (3), Township Eighty-nine North (T89N), Range Four (4), West of the 5th P.M., Subject to highways and easements of record.

AND

The Southeast Quarter (SE $\frac{1}{4}$) of Section Twenty-eight (28), Township Eighty-nine North (T89N), Range Four West (R4W) of the Fifth Principal Meridian, except Parcel A, part of the Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Twenty-eight (28), Township Eighty-nine North (T89N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2004, Page 1780. Subject to highways and easements of record.

AND

Parcel 2020-48 part of the Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Four (4), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2020 Page 1866. Subject to highways and easements of record.

AND

That part of the Northeast fractional Quarter (NEfr $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Five (5) described as commencing at the Northeast corner of said Section Five (5) and running thence West ten and one-fourth (10 $\frac{1}{4}$) rods, thence South eighty two and one-eighth (82 $\frac{1}{8}$) rods, thence East ten and one-fourth (10 $\frac{1}{4}$) rods, thence North eighty two and one-eighth (82 $\frac{1}{8}$) rods to the point of beginning, all in Township Eighty-eight (88) North, Range Four (4), West of the Fifth P.M., except those parts conveyed to the State of Iowa by Warranty Deeds recorded in Book 83 L.D., Pages 255-256 and in Book 118 L.D., Page 44. Subject to highways and easements of record.

AND

The Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Eight (8), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, except Parcel A, part of the Southeast Quarter (SE $\frac{1}{4}$) of Section Eight (8), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 1999 Page 4355. Subject to highways and easements of record.

AND

The South one-half (S ½) of the Northwest Quarter (NW ¼) and all that part of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) that lies West of the Anamosa and Garnavillo State Road, in Section Eight (8), Township Eighty-eight (88) North, Range Four (4) West of the Fifth P.M.; also Parcel 2020-42 part of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼), part of the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) and part of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼), all in Section Eight (8), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2020, page 1199. Subject to highways and easements of record.

Subject to the Buyers' Interest in the Real Estate Contract dated May 28, 2020 and filed for record on May 29, 2020 at Book 2020, Page 1691, in the records of the Delaware County Recorder.

AND

The Southwest Quarter (SW ¼), and all that part of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) that lies West of the Anamosa and Garnavillo State Road, all in Section Eight (8), except Parcel 2020-42 part of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼), part of the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) and part of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼), all in Section Eight (8), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2020, page 1199, and the North one-half (N ½) of the Northwest Quarter (NW ¼), and the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section Seventeen (17), all in Township Eighty-eight (88) North, Range Four (4) West of the Fifth P.M., Subject to highways and easements of record.

AND

East One-half (E ½) of the Southwest Quarter (SW ¼) of Section Ten (10), the Northwest Quarter (NW ¼) and West 1 acre of South One-half (S ½) of Southwest Quarter (SW ¼) of Northeast Quarter (NE ¼) of Section Fifteen (15), and the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section Sixteen (16), all in Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa. Subject to highways and easements of record.

AND

Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) and 5 acres in a square form in the Northeast corner of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼), and commencing at the Northwest corner of said 5 acre tract and running from thence West 109 feet, thence South 210 feet, thence Southeasterly to a point 294 feet South of the point of beginning, thence North to point of beginning, except that part of said 5 acre tract above described lying

South and East of the highway running in a Southwesterly and Northeasterly direction across said 5 acre tract, and further except that part described as commencing at the Southwest corner of said 5 acre tract and running thence North 185 feet to a point 294 feet South of the North line of said Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼), thence in a Southeasterly direction to a point on the East side of the highway above described 158 feet Northeast of the point of beginning, thence in a southwesterly direction 158 feet to point of beginning, all in Section Eleven (11), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa. Subject to highways and easements of record.

AND

South One-half of the Northwest Quarter (S ½ NW ¼) and South One-half of North One-half of Northwest Quarter (S ½ N ½ NW ¼), all in Section Fourteen (14), Township Eighty-eight (88), North, Range Four (4), West of the Fifth P.M., Subject to highways and easements of record.

AND

The Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of Section Fourteen (14), Township Eighty Eight North (T88N), Range Four (4) West of the 5th P.M., except Parcel B part of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of Section Fourteen (14), Township Eighty-eight (88) North, Range Four (4) West of the 5th P.M. Delaware County, Iowa, according to plat recorded in Book 2004, Page 1782. Subject to highways and easements of record.

AND

The North half (N ½) of the Southwest Quarter (SW ¼) and the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section Fourteen (14) and the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of Section Twenty Three (23), all in Township Eighty-eight (88) North, Range Four (4) West of the Fifth (5th) P.M., except a strip of land deeded to Delaware County, referred to in deed filed under Book 61, page 459 of the Records of Delaware County, Iowa. Subject to highways and easements of record.

AND

Parcel D, part of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section Sixteen (16), Township Eighty-eight North (T88N), Range Four (4), West of the 5th P.M., Towns of Delhi, Delaware County, Iowa, according to plat recorded in Book 2012, Page 189.

AND

The Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) and the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section Twenty-three (23) and the Southeast Quarter of the Southwest Quarter and the Southwest Quarter of the Southeast Quarter of Section Fourteen (14), and a piece of land commencing at the Northwest corner of the Southeast Quarter of the Northwest Quarter of said Section Twenty-three (23) and running thence South to the

center of the highway, thence East of said highway for enough to make four (4) acres thence North to North line of said quarter quarter, thence West to place of beginning, all in Township Eighty-eight (88) North, Range Four (4) West of the 5th P.M., and containing 164 acres more or less according to survey thereof, subject to all easements and highways of record.

AND

Parcel 2015-88 part of the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Twenty-three (23), Township Eighty-eight North (T88N) Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa, containing a total of 4.68 acres more or less, including 1.39 acres more or less of public road right of way, subject to easements, reservations, restrictions, and rights of way of record and not of record, according to plat recorded in Book 2015 Page 2486.

AND

The North One-half (N $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$), and the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$), all in Section Fifteen (15), Township Eighty-eight (88) North, Range Four (4), West of the Fifth Principal Meridian, Delaware County, Iowa. Subject to highways and easements of record.

AND

South One-half (S $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Fifteen (15), and all that part of the East One-half (E $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Twenty-Two (22) lying North of Delhi and Rockville Road, all in Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, and Lot 3 of the Subdivision of the Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Twenty-Two (22), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, according to Plat recorded in Book A, Plat page 76. Subject to highways and easements of record; Also all of that portion of the Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Twenty-two (22) Township Eighty-eight North (T88N), Range Four West (R4W) of the 5th P.M., lying North of the public highway running through said forty acre tract, being also described as Lot Two (2), and all that part of Lot One (1) lying North of road, of Subdivision of Northwest Quarter (NW $\frac{1}{4}$) of Northwest Quarter (NW $\frac{1}{4}$) of Section Twenty-two (22), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa, according to Plat recorded in Book A, Plat Page 76. Subject to highways and easements of record.

AND

The Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$), except the North twenty five (25) rods thereof, and the South one-half (S $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Seventeen (17), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth P.M., and that part of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of said Section Seventeen (17) described as commencing at the Northwest corner of said Northeast

Quarter (NE ¼) of the Southwest Quarter (SW ¼), thence South thirty two (32) rods and five (5) links, thence East sixty (60) rods, thence South nine (9) rods, more or less, to the Northwest corner of Lot Eight (8), Block Seven (7), Hobb's Addition to Delhi, Iowa, thence East sixteen (16) rods to the Northeast corner of Lot Eleven (11), Block Seven (7), Hobb's Addition, thence South ten (10) rods to the center of the highway, thence East to the East line of said Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼), thence North to the Northeast corner of said Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼), thence West to the point of beginning, except the East sixty-six (66) feet of the South two hundred three (203) feet thereof, nka Parcel BB part of the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼), according to plat recorded in Book 2012 Page 3223. Also Out Lots Eighteen (18), Nineteen (19), Twenty Nine (29) and Thirty (30), Delhi, Iowa, according to plat recorded in Book A L. D., page 238, except the South one and one-half (1 1/2) acres of said Out Lot Twenty-nine (29), also the West one-half (W ½) of Fourth Street, Delhi, Iowa, adjoining said part of said Out Lot Twenty Nine (29) on the East, also except the South eighty one and fifty six hundredths (81.56) feet of said Out Lot Eighteen (18), and also except the North five hundred twenty five (525) feet of the West four hundred (400) feet of the East four hundred thirty-three (433) feet of the following described real estate: The Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼), except the North Twenty-five (25) rods thereof, of Section Seventeen (17), Township Eighty-eight North (T88N), Range Four (4), West of the Fifth P.M., and further except, Lots One (1) and Two (2) of Billings Subdivision a Subdivision of Lot 1 of Flannagan Estate Subdivision part of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of Section Seventeen (17), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa, according to Plat recorded in Book 2015, Page 266, Subject to highways and easements of record.

AND

The Southwest Quarter of the Northeast Quarter (SW ¼ NE ¼) of Section 22, Township 88, North, Range 4 West of the 5th P.M., and a tract adjoining said 40 acres, described as follows: Commencing at the Southwest corner of the aforesaid 40 acres, thence running West 334 feet, thence North 330 feet, thence West 132 feet, thence North 1,583 feet, thence Easterly along the south side of the gravel road to a point which is 466 feet straight East of the West line of this tract, thence South 1,825 feet to point of beginning, together with all easements and servient estates appurtenant thereto. Subject to highways and easements of record.

AND

Lots 4, 5, 8 and 10 of Miles Acres Subdivision part of Sections 26, 27, 34 and 35, all in Township Eighty-eight North (T88N), Range Four West, (R4W) of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2010, Page 1760; and Parcel 2015-79, part of Lot 6 of Miles Acres Subdivision, Section Thirty-five (35), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa, according to amended plat recorded in Book 2016, Page 774. Subject to highways and easements of record.