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Document 2023 1801 Type 03 001 Pages 2
Date 8/01/2023 Time 12:12:40PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$314.40

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

**TRUSTEE WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Steven E Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Phone: 563-927-4164

Taxpayer Information: Nicole L. Ries, 921 White Oak Street, Manchester, IA 52057

Return Document To: Nicole L. Ries, 921 White Oak Street, Manchester, IA 52057

Grantors: Jeffrey J. Niehaus, Trustee of the Jeffrey J. Niehaus Revocable Trust dated March 18, 2015

Grantees: Nicole L. Ries

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of One Hundred Ninety-Six Thousand Seven Hundred Fifty Dollar(s) and other valuable consideration Jeffrey J. Niehaus, Trustee of the Jeffrey J. Niehaus Revocable Trust dated March 18, 2015, does hereby Convey to Nicole L. Ries, as a single person, the following described real estate in Delaware County, Iowa:

An undivided one-half (1/2) interest in Lot Twenty Six (26) of Oakview Estates First Subdivision A Subdivision of Part of the NE¼ of the SW¼ Section 33, T89N, R5W of the Fifth P.M., City of Manchester, Delaware County, Iowa, according to plat recorded in Book 2022, Page 2892.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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.

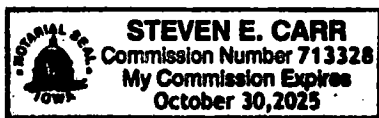
Dated: 8-1-23

Jeffrey J. Niehaus, Trustee of the Jeffrey J. Niehaus Revocable Trust dated 3/18/2015

By [Signature] Jeffrey J. Niehaus, Trustee

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on August 1, 2023 Jeffrey J. Niehaus, Trustee of the above-entitled trust.



[Signature] Signature of Notary Public