

Recorded: 7/26/2024 at 1:17:59.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$3,302.40
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 1779

Return To: Daniel R. Ries, 1693 265th Ave, Earlville, IA 52041

Taxpayer: Daniel R. Ries, 1693 265th Ave, Earlville, IA 52041

Preparer: Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Phone: (563) 927-5920



TRUSTEE WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Robert A. Hostert, Trustee of Mary A. Hostert Revocable Trust Agreement dated July 2, 2018, does hereby Convey to Daniel R. Ries, a married person, the following described real estate in Delaware County, Iowa:

The East three-fourths (E 3/4) of the Northeast Quarter (NE 1/4) of Section Twenty Three (23), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., except Lot One (1) of Hostert's Subdivision Part of the SE 1/4 - NE 1/4 of Section 23, T89N, R5W of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2023, Page 2116.

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: July 26, 2024

Mary A. Hostert Revocable Trust Agreement
dated July 2, 2018

By Robert A. Hostert
Robert A. Hostert, as Trustee

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on July 26, 2024,
by Robert A. Hostert, Trustee of the above-entitled trust.

[Signature]
Signature of Notary Public

