

Recorded: 1/22/2025 at 9:44:17.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$39.11
Combined Fee: \$56.11
Revenue Tax: \$1,919.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 210

WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
Recorder's Cover Sheet

Preparer Information: John C. Compton, 116 1/2 W. Mission St., PO Box 8, Strawberry Point, IA 52076, Tel: 563-933-4334

Taxpayer Information: Jon L. Ries Trust and Rebecca S. Ries Trust, 2139 267th Street, Delhi, IA 52223

Return Document To: Jon L. Ries Trust and Rebecca S. Ries Trust, 2139 267th Street, Delhi, IA 52223

Grantors: Hamblin Farm Partnership

Grantees: Jon L. Ries as trustee of Jon L. Ries Trust and Rebecca S. Ries as trustee of Rebecca S. Ries Trust

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of One Dollar(s) and other valuable consideration, Hamblin Farm Partnership, a general partnership organized and existing under the laws of Iowa, does hereby Convey to Jon L. Ries, Trustee of Jon L. Ries Trust dated June 27, 2024 as to an undivided one-half (½) interest and Rebecca S. Ries, Trustee of Rebecca S. Ries Trust dated June 27, 2024 as to an undivided one-half (½) interest, the following described real estate in Delaware County, Iowa:

The North one-half (N ½) of the Northwest Quarter (NW ¼) of Section Twenty One (21), Township Eighty Eight (88) North, Range Five (5), West of the Fifth P.M.

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 it holds the real estate by title in fee simple; that it 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: 1-18-2025.

Hamblin Farm Partnership, an Iowa general partnership

By Mary Alise Reynolds
Mary Alise Reynolds, Partner

By Catharine Ann Smith
Catharine Ann Smith, Partner

STATE OF IOWA, COUNTY OF BLACK HAWK

This record was acknowledged before me on January 18, 2025, by Mary Alise Reynolds and Catharine Ann Smith, as Partners, of Hamblin Farm Partnership a general partnership.

