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Document 2025 2141 Type 03 001 Pages 3  
Date 8/14/2025 Time 11:31:00AM  
Rec Amt \$17.00 Aud Amt \$5.00  
Rev Transfer Tax \$1,599.20

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

**Return To:** Gary R. and Zeta F. Nieman 1527 230th St., Manchester, IA 52057

**Taxpayer:** Gary R. and Zeta F. Nieman 1527 230th St., Manchester, IA 52057

**Preparer:** Daniel H. Swift, Swift Law Firm, 108 N Madison St., PO Box 207, Manchester, IA 52057, (563) 927-4901

### TRUSTEES WARRANTY DEED

For the consideration of One Dollar and other valuable consideration, Warren G. Harbaugh and Garnet I. Harbaugh Trust, UTD 1-22-96, does hereby Convey to Gary R. Nieman and Zeta F. Nieman, husband and wife, as joint tenants with full rights of survivorship, and not as tenants in common, the following described real estate in Delaware County, Iowa:

The East one-half (E  $\frac{1}{2}$ ) of the Southeast Quarter (SE  $\frac{1}{4}$ ) of Section Twenty-One (21), Township Eighty-Nine (89) North, Range Five (5), West of the Fifth P.M., except the East four hundred eighty-eight (488) feet of the North three hundred thirty (330) feet of the Northeast Quarter (NE  $\frac{1}{4}$ ) of the Southeast Quarter (SE  $\frac{1}{4}$ ) of said Section Twenty-One (21)

AND

The Northeast Quarter (NE  $\frac{1}{4}$ ) of the Southwest Quarter (SW  $\frac{1}{4}$ ), and the Northwest Quarter (NW  $\frac{1}{4}$ ) of the Southeast Quarter (SE  $\frac{1}{4}$ ) of Section Twenty-One (21), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., except that part described as commencing at the center of said Section Twenty-One (21), thence East ninety (90) feet, thence South six hundred ninety-five and eighty-five hundredths (695.85) feet, thence West six hundred twenty-six (626) feet, thence North six hundred ninety five and eighty-five hundredths (695.85) feet, thence East five hundred thirty-six (536) feet to the point of beginning.

(This Trustee Warranty Deed is given in full and complete satisfaction of a Real Estate Contract dated August 12<sup>th</sup>, 2011 and recorded of record on August 18, 2011 in Book 2011, Page 2585 in the Office of the Delaware County Recorder)

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 this 14<sup>th</sup> day of August, 2025.



By Kathleen J. Swift  
Kathleen J. Swift, Successor Co-Trustee  
of the Warren G. Harbaugh and Garnet I.  
Harbaugh Trust, UTD 1-22-96, Grantor

STATE OF IOWA, COUNTY OF DELAWARE, ss:

This record was acknowledged before me on this 14<sup>th</sup> day of August,, 2025, by Kathleen J. Swift as Successor Co-Trustee of the Warren G. Harbaugh and Garnet I. Harbaugh Trust, UTD 1-22-96.

[Signature]  
Notary Public for the State of Iowa

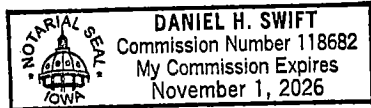
Dated this 14<sup>th</sup> day of August, 2025.

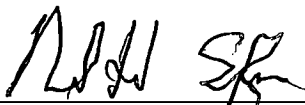
By [Signature]  
Richard J. Harbaugh, Successor Co-Trustee

of the Warren G. Harbaugh and Garnet I.  
Harbaugh Trust, UTD 1-22-96, Grantor

STATE OF IOWA, COUNTY OF DELAWARE, ss:

This record was acknowledged before me on this 14<sup>th</sup> day of August, 2025, by Richard J. Harbaugh as Successor Co-Trustee of the Warren G. Harbaugh and Garnet I. Harbaugh Trust, UTD 1-22-96.



  
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Notary Public for the State of Iowa