

Recorded: 9/23/2025 at 11:06:00.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 2543

Prepared by: Mark R. Van Heukelom P.O. Box 2804 (319) 363-0101
Bradley & Riley PC Cedar Rapids, IA 52406-2804 FAX (319) 363-9824

Return to and Address tax statement: Thomas M. Ries & Lindsay A. Ries, Co-Trustees of the Thomas & Lindsay Ries Joint Revocable Trust, 24627 Co. Rd D62, Monticello, IA 52310

Warranty Deed

For the consideration of Ten Dollars and other valuable consideration, THOMAS M. RIES and LINDSAY A. RIES, husband and wife, do hereby convey to THOMAS M. RIES and LINDSAY A. RIES, as Co-Trustees of the THOMAS & LINDSAY RIES JOINT REVOCABLE TRUST U/D/O SEPTEMBER 23, 2025, the following described real estate in Delaware County, Iowa:

SEE EXHIBIT "A" ATTACHED HERETO.

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).

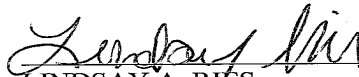
Grantors do hereby covenant with Grantee, and successors in interest, that Grantor holds the real estate by title in fee simple; that he has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and Grantor covenants to warrant and defend the real estate against 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.

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.

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: September 23, 2025.


THOMAS M. RIES


LINDSAY A. RIES

STATE OF IOWA,
ss.
COUNTY OF JONES

This instrument was acknowledged before me on September 23, 2025, by THOMAS M. RIES and LINDSAY A. RIES, husband and wife.




Notary Public in and for said State

EXHIBIT "A"

AN UNDIVIDED ONE-HALF ($\frac{1}{2}$) INTEREST IN AND TO THE NORTHWEST FRACTIONAL QUARTER (NW FR $\frac{1}{4}$), EXCEPT THE NORTH ONE HUNDRED (100) ACRES THEREOF, AND THE SOUTHWEST FRACTIONAL QUARTER (SW FR $\frac{1}{4}$), EXCEPT "R.E.C. PLACE IN SOUTH ONE-HALF ($S\frac{1}{2}$) OF SOUTHWEST FRACTIONAL QUARTER (SW FR $\frac{1}{4}$)" ALL IN SECTION NINETEEN (19), TOWNSHIP EIGHTY SEVEN (87) NORTH, RANGE FOUR (4), WEST OF THE FIFTH P.M., AND ALSO EXCEPT PARCEL D PART OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) AND PART OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$), ALL IN SECTION NINETEEN (19), TOWNSHIP EIGHTY-SEVEN NORTH (T87N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 2009, PAGE 725.