

Recorded: 9/17/2026 at 9:27:06.0 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: 2026 PG: 2728

Prepared by/return to: Reed Palmer P.O. Box 2804 (319) 363-0101
Bradley & Riley PC Cedar Rapids, IA 52406-2804 FAX (319) 363-9824

Address tax statement: Cheryl C. Ries, 3354 305th St., Hopkinton, IA 52237-2476

WARRANTY DEED

For the consideration of Ten Dollars and other good and valuable consideration, CHERYL C. RIES, a single person, does hereby transfer and convey to CHERYL C. RIES in her capacity as TRUSTEE of the CHERYL C. RIES REVOCABLE TRUST U/D/O June 8, 2026 all of her right, title and interest in the following described real estate in Delaware County, Iowa:

**LOT 3 OF HENDERSON FARMS, A SUBDIVISION OF PART OF THE E
½ OF SECTION 29, AND PART OF THE WEST ½ OF SECTION 28, ALL
OF T89N, R6W OF THE FIFTH P.M. AS RECORDED IN BOOK 8 PLATS
PAGE 36 DELAWARE COUNTY RECORDS.**

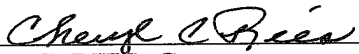
The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record in the office of the Recorder of Delaware County, Iowa.

This Deed is exempt from transfer tax and from filing a Declaration of Value and Groundwater Hazard Statement pursuant to Iowa Code Section 428A.2(21).

This Deed was prepared at the request of the Grantor, 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.

Grantor does hereby covenant with Grantee, 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 Grantors covenants to warrant and defend the real estate against lawful claims of all persons except as may be above stated. The undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate. Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: June 8, 2026

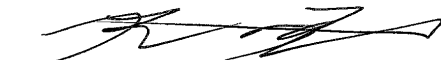


CHERYL C. RIES, Grantor

STATE OF IOWA, COUNTY OF JONES, ss:

This instrument was acknowledged before me on June 8, 2026 by CHERYL C. RIES, a single person.





Notary Public in and for said State