Recorded: 3/3/2016 at 10:42:13.0 AM
Fee Amount: $22.00
Revenue Tax: $319.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2016 PG: 529
Revenue Stamp # 66 DOV #62

Entered for taxation 4th day
of March A D 2016
Carolyn Bacher, Auditor
By [illegible], Deputy

TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. 107
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Thomas J. Hanson, 401 E Main Street, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information: (Name and complete address)
Joshua P. Ries, 1835 310th Street, Ryan, IA 52330

Return Document To: (Name and complete address)
Joshua P. Ries, 1835 310th Street, Ryan, IA 52330

Grantors:
Colleen A. Ries Trust

Grantees:
Joshua Patrick Ries
Brittany Lynne Ries

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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THE IOWA STATE BAR ASSOCIATION Official Form No. 107	Thomas J. Hanson	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of $1.00 Dollar(s) and other valuable consideration, Colleen A. Ries

(Trustee) ~~(Co-Trustees)~~ of Colleen A. Ries Trust Agreement dated November 21, 2012

does hereby convey to Joshua Patrick Ries and Brittany Lynne Ries, 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: See 1 in Addendum

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 24th day of February, 2016.

By: Colleen A Ries
Colleen A. Ries(title)

By: _____
(title)

As (Trustee) ~~(Co-Trustee)~~ of
The above entitled trust

As (Trustee) (Co-Trustee) of
The above entitled trust

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me this 24th day of February, 2016, by Colleen A. Ries as Trustee of the Colleen A. Ries Trust Agreement dated November 21, 2012.

THOMAS J. HANSON
Commission Number 115040

Signature of Notary Public

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THOMAS J. HANSON
Commission Number 115040
My Commission Expires
September 22, 2016

Addendum

1. Parcel 2015-97 in the SE¼ - SW¼, Section 16, T87N, R5W of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2015, Page 2775.