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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 12th day
of April AD 2016
Mark Becker, Auditor
By P. Hildebrand Deputy

WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form #101
Recorder's Cover Sheet

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

Taxpayer Information: (Name and complete address)
Colleen A. Ries - Trustee, 22500 186th Avenue, Manchester, IA 52057

Return Document To: (Name and complete address)
Thomas J. Hanson, 401 East Main Street, Manchester, IA 52057

Grantors:
Kevin M. Ries
Colleen A. Ries

Grantees:
Colleen A. Ries as Trustee of the Trust Agreement of Colleen A. Ries Dated November 21, 2012

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. 101	Thomas J. Hanson	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

WARRANTY DEED

For the consideration of $1.00 Dollar(s) and other valuable consideration, Kevin M. Ries and Colleen A. Ries, husband and wife do hereby Convey to Colleen A. Ries as Trustee of the Trust Agreement of Colleen A. Ries dated November 21, 2012 the following described real estate in Delaware County, Iowa:

Lots 19 and 20 of Windy Hollow, a Subdivision of part of the NEfr¼ and part of the SE¼ of Section 4, Township 88 North, R5W of the 5th P.M., Delaware County, Iowa according to plate recorded in Book 2000, Page 1238 subject to Water Association Agreement and subject to Protective Covenants, Conditions, Restrictions, Reservations and Easements of record.

This deed is exempt according to Iowa Code 428A.2(11).

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have 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 Covenant to Warrant and Defend the real estate against the 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. 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: April 8, 2016

Kevin M. Ries (Grantor)

Colleen A. Ries (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me this 8th day of April, 2016, by Kevin M. Ries and Colleen A. Ries, husband and wife.

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

Signature of Notary Public

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