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Document 2017 1020 Type 03 001 Pages 3
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Rec Amt $17.00 Aud Amt $5.00
Rev Transfer Tax $23.20
Rev Stamp# 135 DOV# 131

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 17th day
of April AD 2017
Cade K. Bascher, Auditor
By P. Hildebrand, Deputy

TRUSTEE WARRANTY DEED

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

Preparer Information: (Name, address and phone number)
Lloyd E. Keith, 1313 N. Court Street, Ottumwa, IA 52501, Phone: (641) 682-4377

Taxpayer Information: (Name and complete address)
Nicole L. Niehaus and Emerson J. Ries, 39341 Hilton Rd., Edgewood, IA 52042

Return Document To: (Name and complete address)
Lloyd E. Keith, 1313 N. Court Street, Ottumwa, IA 52501

Grantors:
LaRue J. Keith Trust
AKA LaRue J. Keith Revocable Trust
dated 9-1-2009

Grantees:
Nicole L. Niehaus
Emerson J. Ries

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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TRUSTEE WARRANTY DEED
(INTER-VIVOS TRUST)

For the consideration of One Dollar(s) and other valuable consideration, Kathryn L. Gray, Leslie A. Keith, Lloyd E. Keith, Sylvia J. Kreamalmyer, and William M. Keith, Jr. ~~(Trustee)~~ (Co-Trustees) of the LaRue J. Keith Trust a/k/a LaRue J. Keith Revocable Trust dated 9/1/2009 does hereby convey to Nicole L. Niehaus and Emerson J. Ries, as joint tenants with full right of survivorship the following described real estate in Delaware County, Iowa: A one-half interest in Lot Eleven (11) of Keith's Second Subdivision, a subdivision of part of the SW 1/4 of the SE 1/4 and Part of the SW 1/4 Section 30, T88N, R4W of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2008, Page 2601.

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 March 31, 2017.

Lloyd E. Keith Co-Trustee

Sylvia J. Kreamalmyer Co-Trustee

William M. Keith Jr. Co-Trustee

Kathryn L. Gray
As ~~(Trustee)~~ (Co-Trustee) of
the above-entitled trust

Leslie A. Keith
As ~~(Trustee)~~ (Co-Trustee) of
the above-entitled trust

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STATE OF IOWA, COUNTY OF WAPELLO

This record was acknowledged before me on March 31, 2017, by Kathryn L. Gray, Leslie A. Keith, Lloyd E. Keith, and William M. Keith, Jr., Co-Trustees of LaRue J. Keith Trust AKA LaRue J. Keith Revocable Trust

Colleen Fredrickson
Signature of Notary Public

COLLEEN FREDRICKSON
Commission Number 106788
My Commission Expires
August 29, 2017

STATE OF IOWA, COUNTY OF Wapello

This record was acknowledged before me on March 31, 2017, by Sylvia J. Kreamalmyer, Co-Trustee of LaRue J. Keith Trust AKA LaRue J. Keith Revocable Trust

Colleen Fredrickson
Signature of Notary Public

COLLEEN FREDRICKSON
Commission Number 106788
My Commission Expires
August 29, 2017

Acknowledgement for Corporate Trustee

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____,

as _____,

of _____.

As (Trustee) (Co-Trustee) of the above entitled trust.

_____
Signature of Notary Public

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____,

as _____,

of _____.

As (Trustee) (Co-Trustee) of the above entitled trust.

_____
Signature of Notary Public