Book 2017 Page 1643

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Rev Transfer Tax $55.20
Rev Stamp# 226

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 16th day
of June AD 2017
Cindy K. Becker, Auditor
By D. H. Helgerson Deputy

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

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

Taxpayer Information:
Christopher J. Ries, 26132 225th Avenue, Delhi, IA 52223

Return Address
Christopher J. Ries, 26132 225th Avenue, Delhi, IA 52223

Grantors:
David E.G. Miller Revocable Trust
Mary Patricia Miller Revocable Trust

Grantees:
Christopher J. Ries

Legal Description: See Page 4

Document or instrument number of previously recorded documents:

TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of $35,000.00 Dollar(s) and other valuable consideration, David E.G. Miller and Mary Patricia Miller, as Co-Trustees of the David E.G. Miller Revocable Trust dated August 26, 2004, an undivided one-half interest; and Mary Patricia Miller and David E.G. Miller as Co-Trustees of the Mary Patricia Miller Revocable Trust dated August 26, 2004, as to an undivided one-half interest; hereby convey to Christopher J. Ries the following described real estate in Delaware County, Iowa:

See Attached Legal Description

This deed is given in fulfillment of a recorded Real Estate Contract between the parties recorded August 31, 2012 in Book 2012, Page 2936.

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: 6-9-17.

David E.G. Miller

David E.G. Miller – Co-Trustee

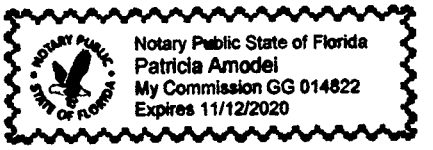
Mary Patricia Miller

Mary Patricia Miller – Co-Trustee

STATE OF Florida, COUNTY OF Lee

This record was acknowledged before me on this 6 day of June, 2017 by David E. G. Miller and Mary Patricia Miller as Co- Trustees of the David E.G. Miller Revocable Trust and the Mary Patricia Miller Revocable Trust.

Signature of Notary Public



Legal Description
David E. G. Miller Revocable Trust & Mary Patricia Miller Revocable Trust

Lots Seven (7), Eight (8) and Nine (9) of H.L.C. Second Subdivision of Part of the North one-half (N½) of Section Thirty (30), Township Eighty Eight (88) North, Range Four (4), West of the Fifth Principal Meridian , Delaware County, Iowa, according to plat recorded in Book 4 Plats, Page 76-77 and Plat recorded in Book 2005, Page 1927.

In addition, all of Sellers' right, title and interest in and to the following described real estate:

All lake frontage, running to the waterfront and then at right angles to the middle of Delhi Lake, in respect to and adjoining premises now owned by grantees which are of record in the office of the Recorder of Delaware County, Iowa, and legally described as follows:

Lots No. 7, No. 8, and No. 9 on a plat of H.L.C. Second Subdivision of part of the North One-half (N½) of Section Thirty (30), Township Eighty-Eight (88) North, Range Four (4), West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Plat Book 4, pages 76 & 77, Office of Delaware County, Iowa, Recorder, together with all easements and servient estates appurtenant thereto, and subject to Protective Covenants and Restrictions recorded in Book R of Misc., page 48 in said office, and subject to any later modifications of said covenants and restrictions and said plat.

1. Same is subject to the existing flood plain rights and the grantees shall hold grantors harmless with respect to flooding of the property conveyed.
2. The grantees and their successors are restricted from changing or altering lake frontage without the written permission of the grantors.