Recorded: 1/2/2018 at 10:34:49.0 AM
Fee Amount: $22.00
Revenue Tax: $1,293.60
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2018 PG: 9
Rev Stamp# 3 DOV# 4

Entered for taxation 4th day
of January A D 2018
Carla K. Bodner, Auditor
By D. Hilldebrand, Deputy

PREPARED BY: Donald L. Johnson, Shuttleworth & Ingersoll, P.L.C., P.O. Box 2107, Cedar Rapids, IA 52406-2107, Ph. (319) 365-9461
Return to: Matthew R. Nieman & Nicole M. Nieman, 1861 110th Ave, Masonville, IA 50654

Address Tax Statement to: Matthew R. Nieman & Nicole M. Nieman, 1861 110th Ave, Masonville, IA 50654

TRUSTEE WARRANTY DEED

For the consideration of one dollar ($1.00) and other valuable consideration, Daniel H. Swift, Trustee of the Trust Under the Will of John Q. Swift (a/k/a the Swift Family Trust), and any amendments thereto, does hereby convey to Matthew R. Nieman and Nicole M. Nieman, husband and wife, as tenants in common, an undivided one-half interest in the following described real estate in Delaware County, Iowa:

See Exhibit A, attached hereto

Subject, nevertheless, to easements, restrictions, covenants and conditions of record.

The grantor does hereby covenant 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. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

The grantor further warrants to the grantee 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 persons creating the trust were under no disability or infirmity at the time the trust was created; that the transfer by the trustees to the grantee is effective and rightful; and that the trustees know 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 acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF IOWA
ss:
Delaware COUNTY

This instrument was acknowledged before me this 28th day of December, 2017, by Daniel H. Swift, as Trustee of the Trust Under the Will of John Q. Swift (a/k/a the Swift Family Trust).

DaCari L Palmer
Notary Public

DACARI L PALMER
Commission Number 794354
My Commission Expires
February 2, 2019

Dated: 12/28, 2017

The Trust Under the Will of John Q. Swift (a/k/a the Swift Family Trust)

Daniel H. Swift, Trustee

Exhibit A

The NW ¼ of Section 16, Township 89 North, Range 6, West of the 5th P.M., except that part of the SW ¼ of the NW ¼ of said Section 16, described as commencing at a point on the West line of said NW ¼ which is 495 feet North of the Southwest corner of said NW ¼, and running thence North 175 feet, thence East 275 feet, thence South 175 feet, thence West 275 feet to the point of beginning.

AND

The West one-half (W½) of the Southwest Quarter (SW¼) of Section Twenty Nine (29), Township Eighty Nine (89) North, Range Six (6), West of the Fifth P.M., except the South nine (9) rods of the East four (4) rods thereof, and except Parcel "A" located in the S.W. ¼ of Section 29 Twp. 89 North, Range 6 West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 6 Plats, Page 147.