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Carol A. Zeeb, Auditor
By S. H. Hanson, Deputy

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
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)
Pleasant View, L.L.C., 3078 120th Avenue, Ryan, IA 52330

Return Document To: (name and complete address)
Pleasant View, L.L.C., 3078 120th Avenue, Ryan, IA 52330

Grantors:
Kenneth E. Ries
Karen C. Ries

Grantees:
Pleasant View, L.L.C.

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of $140,000.00 Dollar(s) and other valuable consideration, Kenneth E. Ries and Karen C. Ries, husband and wife do hereby Convey to Pleasant View, L.L.C., an Iowa Limited Liability Company the following described real estate in Delaware County, Iowa:

> Lots Five (5) and Six (6) and the East forty (40.0) feet of Lot Seven (7) of Keegan's Subdivision to Ryan, Iowa, being part of the Southwest Quarter (SW¼) of the Northeast Quarter (NE¼) of Section Thirteen (13), Township Eighty Seven (87) North, Range Six (6), West of the Fifth Principal Meridian, according to plat recorded in Book 2 Plats, Page 162.

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: 4/2/18.

Kenneth E. Ries (Grantor)

Karen C. Ries (Grantor)

STATE OF **IOWA**, COUNTY OF **DELAWARE**

This record was acknowledged before me on April 2, 2018, by Kenneth E. Ries and Karen C. Ries, husband and wife.

THOMAS J HANSON
Commission Number 115040
My Commission Expires
September 22, 2019

Signature of Notary Public