Recorded: 8/30/2019 at 10:41:55.0 AM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2019 PG: 2370

Return to Taxpayer: Craig Bries, Trustee of the Harold Bries Irrevocable Trust: c/o Harold Bries 38482 Hwy 52, Guttenberg, IA 52052
Prepared by: Gary L. Mick, 318 S. River Park Drive, P.O. Box 609, Guttenberg, Iowa 52052-0609 Phone: (563) 252-1733

WARRANTY DEED
(Several Grantors)

For the consideration of Love and Affection and other valuable consideration, Harold A. Bries, a/k/a Harold Bries, and Lois Ann Bries, husband and wife, do hereby convey to Craig A. Bries, Trustee of the Harold Bries Irrevocable Trust Agreement dated the **26th day of July, 2019**, the following described real estate in Delaware County, Iowa:

This deed is exempt according to Iowa Code 428A.2(21).

The North One-half (N 1/2) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section One (1), Township Ninety (90) North, Range Three (3), West of the Fifth Principal Meridian, in Delaware County, Iowa, and an Easement for right-of-way purposes along the East side of the East One-fourth (E 1/4) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of said Section One (1). This Easement shall be perpetual and shall be for purposes of providing ingress and egress to the above-described real estate.

The South Ten (10) Acres of the Thirty (30) acres off the West side of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section One (1), Township Ninety North (T90N), Range Three (3), West of the Fifth P.M., being also described as: The South One-third (S 1/3) of the West Three-fourths (W 3/4) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section One (1).

Grantors do hereby covenant with grantee, 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.

By signing below, I, Lois Ann Bries, acknowledge that I am giving up all rights to enjoyment of the property described above, regardless of whether or not I survive my spouse and regardless of any rights Iowa law otherwise gives to me with respect to such property. I am specifically waiving my elective share in the property described in this waiver.

This waiver shall apply regardless of any changes made to the trust in the future, including any change to the beneficiaries of the trust.

Dated this 26th day of July, 2019

Lois ann Bries

Lois Ann Bries

STATE OF **IOWA**, COUNTY OF **CLAYTON**

This record was acknowledged before me on **July 26th, 2019**, by Lois Ann Bries.

NOTARIAL SEAL IOWA
JENNIFER DeCOOK
Commission Number 744994
My Commission Expires
January 25, 2023

Jennifer DeCook

Signature of Notary Public

Dated this **26th day of July, 2019**.

Harold A. Bries

Harold A. Bries (Grantor)

Lois ann Bries

Lois Ann Bries

STATE OF **IOWA**, COUNTY OF **CLAYTON**

This record was acknowledged before me on this **26th day of July, 2019**, by Harold A. Bries and Lois Ann Bries, husband and wife.

Jennifer DeCook

Signature of Notary Public

NOTARIAL SEAL IOWA
JENNIFER DeCOOK
Commission Number 744994
My Commission Expires
January 25, 2023