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Date 11/27/2019 Time 3:05:06PM
Rec Amt $12.00 Aud Amt $10.00

DOV# 505

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:
Thomas J. Hanson, Hanson Law Office, 401 E Main St, Manchester, Iowa 52057
Phone: (563) 927-5920

Taxpayer Information:
Kenneth E. Ries, 3257 150th Avenue, Ryan, IA 52330

Return Document To:
Thomas J. Hanson, Hanson Law Office, 401 E Main St, Manchester, Iowa 52057

Grantors:
IPE1031 REV310, LLC

Grantees:
Kenneth E. Ries

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of $1.00 Dollar(s) and other valuable consideration, IPE1031 REV310, LLC, an Iowa Limited Liability Company does hereby Convey to Kenneth E. Ries the following described real estate in Delaware County, Iowa:

The West ½ of the Southwest ¼ of Section 33, and the East 40 acres of the Southeast ¼ of Section 32, Township 89 North, Range 6, West of the 5th P.M., except the South 430 feet to the West 371 feet of the Southwest ¼ of the Southwest ¼ of said Section 33, Delaware County, Iowa.

This deed is exempt according to Iowa Code 428A.2(15).

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: Nov 27, 2019.

IPE1031 REV310, LLC

By: Kenneth E. Ries – Member & Manager, Grantor

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

This record was acknowledged before me on Nov 27, 2019, by Kenneth E. Ries, sole member and manager of IPE1031 REV310, LLC.

THOMAS J. HANSON
Commission Number 115040
My Commission Expires
September 22, 2022

Signature of Notary Public