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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Prepared by/
Return to: Mark R. Van Heukelom P.O. Box 2804 (319) 363-0101
Bradley & Riley PC Cedar Rapids, IA 52406-2804 FAX (319) 363-9824

Address tax statement: Lake View, LLC c/o Thomas M. Ries, Manager, P.O. Box 444, Monticello, IA 52310

WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration, THOMAS RIES and LINDSAY A. RIES, a married couple, do hereby convey to LAKE VIEW, LLC, an Iowa limited liability company, the following described real property in Delaware County, Iowa:

LOT TEN (10) OF HARTWICK LAKE CLUB NORTH, SECOND SUBDIVISION, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHEAST QUARTER (SE ¼) AND OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼), EXCEPT THE NORTH TEN (10) ACRES THEREOF, ALL IN SECTION TWENTY FOUR (24), TOWNSHIP EIGHTY-EIGHT (88) NORTH, RANGE FIVE (5) WEST OF THE FIFTH P.M., DELAWARE COUNTY, IOWA, ACCORDING TO THE PLAT RECORDED IN BOOK 5 PLATS, PAGE 81

The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record in the office of the Recorder of Delaware County, Iowa.

Exempt from Transfer Tax and from filing a Declaration of Value and Groundwater Hazard Statement pursuant to Iowa Code Section 428A.2(21).

This Deed was prepared at the request of the Grantor, without the benefit of a title search. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

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 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: September 8, 2020.

THOMAS RIES

Dated: September 9, 2020.

LINDSAY A. RIES

STATE OF IOWA, COUNTY OF JONES) ss:

This instrument was acknowledged before me on September 8, 2020, by THOMAS RIES, a married person and spouse of LINDSAY A. RIES.

Notary Public in and for said State

NOTARIAL SEAL IOWA
CHERYL PETERS
Commission Number 197212
My Commission Expires
7-2-22

STATE OF IOWA, COUNTY OF JONES) ss:

This instrument was acknowledged before me on September 9, 2020, by LINDSAY A. RIES, a married person and spouse of THOMAS RIES.

Notary Public in and for said State

NOTARIAL SEAL IOWA
TAMMY J. LEIBOLD
Commission Number 120208
My Commission Expires
9-15-2021