Recorded: 11/16/2020 at 2:33:44.0 PM
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: 2020 PG: 4205

Prepared by: Matthew G. McQuillen, PO Box 228, Anamosa, IA 52205, (319) 462-3577
Taxpayer Information: Anthony William Ries, 2765 Hwy 13, Ryan IA 52330
Return document to: Anthony William Ries, 2765 Hwy 13, Ryan IA 52330

TRUSTEE WARRANTY DEED

For the consideration of One Dollar and other valuable consideration, Thomas A. Drummy, Trustee of the Joseph E. Drummy Trust, hereby conveys to Anthony William Ries, the following described real estate in Delaware County, Iowa:

The Northwest Quarter (NW¼) of Section Thirty Six (36), Township Eighty Eight (88) North, Range Six (6), West of the Fifth P.M., except Parcel 2017-90, part of the NW¼ NW¼ and Parcel 2017-91, part of the NW¼ NW¼ all in Section 36, T88N, R6W of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2017, Page 3280.

(This Deed is exempt from transfer tax, Declaration of Value reporting and Groundwater Hazard Statement filing pursuant to Iowa Code §428A.2(10) as a deed which, without additional consideration, confirms, corrects, modifies, or supplements a deed previously recorded.)

The grantor hereby covenants 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.

The grantor further warrants to the grantees 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 person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the trustee to the grantees is effective and rightful; and that the trustee knows 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 the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: November 4, 2020

By: _____
Thomas A. Drummy, Trustee of the
Joseph E. Drummy Trust

STATE OF IOWA, COUNTY OF JONES, ss:

This instrument was acknowledged before me on November 4, 2020 by Thomas A. Drummy as Trustee of the Joseph E. Drummy Trust.

_____
Notary Public in and for said State

NOTARIAL SEAL IOWA
MATTHEW G. MCQUILLEN
Commission Number 147941
My Commission Expires
November 04, 2021