Recorded: 12/11/2020 at 3:16:12.0 PM
County Recording Fee: $22.00
Iowa E-Filing Fee: $3.00
Combined Fee: $25.00
Revenue Tax: $386.40
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2020 PG: 4580

TRUSTEE 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:
Steven R. and Deborah S. Ries, 1000 Sunrise Drive, Manchester, Iowa 52057

Return Document To:
Steven R. and Deborah S. Ries, 1000 Sunrise Drive, Manchester, Iowa 52057

Grantors:
Julia W. Ries Residence Trust

Grantees:
Steven R. Ries and Deborah S. Ries

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

TRUSTEE WARRANTY DEED
(Inter-Vivos Trust)

For the consideration of $1.00 Dollar(s) and other valuable consideration, Kevin Ries, Janella Neverman and Julie Miller, Trustees of Julia W. Ries Trust does hereby convey to Steven R. Ries and Deborah S. Ries, husband and wife, as joint tenants with full rights of survivorship, and not as tenants in common the following described real estate in Delaware County, Iowa:

> Lot One (1) of Meadow Park, a Subdivision of Part of the NW¼ - NE¼, SW¼-NE¼, NE¼-NW¼ and the SE¼-NW ¼ all of Section 28, T89N, R5W of the Fifth P.M., City of Manchester, Delaware County, Iowa, according to plat recorded in Book 7 Plats, Page 188.

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: Dec 7 ,2020.

X _____
Kevin Ries
As Trustee of the above-entitled trust

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on December 7, 2020, by Kevin Ries as Trustee of the above-entitled trust.

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

_____
Signature of Notary Public

X Janella Neverman
Janella Neverman
As Trustee of the above-entitled trust

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on December 3, 2020, by Janella Neverman as Trustee of the above-entitled trust.

SARAH R. LEONARD
Commission Number 762480
My Commission Expires
April 6, 2022

Signature of Notary Public

X Julie Miller
Julie Miller
As Trustee of the above-entitled trust

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on December 4, 2020, by Julie Miller as Trustee of the above-entitled trust.

Signature of Notary Public

SARAH R. LEONARD
Commission Number 762480
My Commission Expires
April 6, 2022