Recorded: 12/23/2020 at 3:38:34.0 PM
County Recording Fee: $27.00
Iowa E-Filing Fee: $3.00
Combined Fee: $30.00
Revenue Tax: $0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2020 PG: 4822

FOR RECORDING PURPOSES

PREPARED BY:
Patrick A. Tefft
Dvorak Law Group, LLC
9500 W. Dodge Road, Suite 100
Omaha, NE 68114
(402) 934-4770

SEND TAX STATEMENTS TO:
Kenneth & Karen Ries
P.O. Box 69
Ryan, IA 52330

AFTER RECORDING, RETURN TO:
Michael L. Rickert
Dvorak Law Group, LLC
9500 W. Dodge Road, Suite 100
Omaha, NE 68114
(402) 934-4770

GENERAL WARRANTY DEED

GRANTOR:
Kenneth E. Ries and Karen C. Ries
P.O. Box 69
Ryan, IA 52330

GRANTEE:
Kenneth E. Ries and Karen C. Ries
P.O. Box 69
Ryan, IA 52330

LEGAL DESCRIPTION:
See attached Exhibit "A"

GENERAL WARRANTY DEED

Kenneth E. Ries and Karen C. Ries, husband and wife ("Grantors"), in consideration of One Dollar ($1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, do hereby grant, sell, convey and demise to Kenneth E. Ries and Karen C. Ries, husband and wife ("Grantees"), as tenants in common, all of Grantors' right, title and interest in and to the following described real estate, together with all improvements thereupon, if any, in Delaware County, Iowa (the "Property"):

See Exhibit "A" attached hereto and incorporated herein by this reference.

SUBJECT, however, to all matters of record.

Grantors hereby covenant with Grantees that Grantors:

1. are lawfully seised of the interest in the Property and that the Property is free and clear of all liens and encumbrances, except all matters of record;

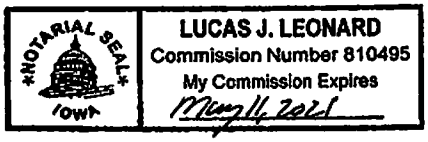
2. have legal power and lawful authority to sell and convey Grantors' interest in the Property; and

3. warrant and will defend the title to the Property conveyed hereunder against the lawful claims of all persons claiming the same or any part thereof.

This transaction is exempt from documentary stamp tax pursuant to Iowa Code § 428A.2(11).

[The Remainder of This Page Intentionally Left Blank and Signature Page Follows]

Executed this 30 day of NOV, 2020.



Kenny Ries, Grantor

Karen Ries, Grantor

STATE OF Iowa)
) ss.
COUNTY OF Delaware)

The foregoing instrument was acknowledged before me on this 30 day of November 2020, by Kenny Ries and Karen Ries, Grantors.

Notary Public

EXHIBIT "A"

Legal Description

The Northwest Quarter (NW ¼) and the North One-Fourth of the North One-Half of the Southwest Quarter (N ¼ N ½ SW ¼) of Section Twenty-three (23) Township Eighty-seven (87) North, Range Six (6), West of the 5th P.M., except that part described as commending at the Southwest corner of said Northwest Quarter (NW ¼) thence East five hundred (500) feet, thence North five hundred (500) feet, thence West five hundred (500) feet to the West line of said Section, thence South five hundred (500) feet to the place of beginning, Delaware County, Iowa.