Recorded: 12/23/2020 at 3:38:35.0 PM
County Recording Fee: $47.00
Iowa E-Filing Fee: $3.00
Combined Fee: $50.00
Revenue Tax: $0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2020 PG: 4823

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:
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

Karen C. Ries, a married person ("Grantor"), in consideration of One Dollar ($1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, sell, convey and demise to Kenneth E. Ries and Karen C. Ries, husband and wife ("Grantees"), as tenants in common, all of Grantor's 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.

Grantor hereby covenants with Grantees that Grantor:

1. is 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. has legal power and lawful authority to sell and convey Grantor's interest in the Property; and

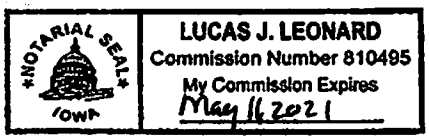
3. warrants and will defend the title to the Property conveyed hereunder against the lawful claims of all persons claiming the same or any part thereof.

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.

Karen C. Ries, Grantor



Kenneth E. Ries, Spouse of Grantor (signs only to convey marital interest)

STATE OF Iowa)
) ss.
COUNTY OF Delaware)

The foregoing instrument was acknowledged before me on this 30 day of November 2020, by Karen C. Ries, Grantor and Kenneth E. Ries, Spouse of Grantor.

Notary Public

EXHIBIT "A"

Legal Description

The Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4) and that part of the North one-half of the Southeast Quarter (N1/2 SE1/4) lying East of the Railroad right-of-way, in Section Twenty Six (26), Township Eighty Seven (87) North, Range Six (6), West of the 5th P.M., except that part thereof described as the North forty eight (48) rods of the East thirty five (35) rods of the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) of said Section Twenty Six (26), Delaware County, Iowa; and

Parcel A of the Plat of Survey of the Southwest Quarter of the Southeast Quarter (SW1/4 SE1/4) and the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section Twenty Six (26), Township Eighty Seven (87) North, Range Six (6), West of the Fifth Principal Meridian, Delaware County, Iowa, as per Plat recorded in Book 6 Plats, Page 138 of the records of Delaware County Recorder, Iowa; and

The Northeast Quarter of the Southwest Quarter (NE ¼ SW ¼) and that part of the Northwest Quarter of the Southeast Quarter (NW ¼ SE ¼) that lies West of the railroad right of way, in Section Twenty-six (26), Township Eighty-seven (87) North, Range Six (6), West of the Fifth P.M.; also Parcel B – in the Southwest Quarter of the Southeast Quarter (SW ¼ SE ¼) and in the Southeast Quarter of the Southwest Quarter (SE ¼ SW ¼) of Section Twenty-Six (26), Township Eighty-seven (87) North, Range Six (6) West of the 5th P.M., Delaware County, Iowa, according to the plat recorded in Book 6 Plats, Page 138, EXCEPT Parcel C – Part of Parcel B in the Southeast Quarter of the Southwest Quarter (SE ¼ SW ¼) of Section Twenty-six (26), Township Eight-seven (87) North, Range Six (6) West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 7 Plats, Page 56; and

The West Half of the Southwest Quarter (W ½ SW ¼) of Section Twenty-six (26), Township Eighty-seven (87) North, Range Six (6), West of the 5th P.M., Delaware County Recorder, and EXCEPT Parcel D, part of the Southwest Quarter of the Southwest Quarter (SW ¼ SW ¼) of Section Twenty-six (26), Township Eighty-seven (87) North, Range Six (6) West of the 5th P.M, according to plat recorded in Book 2001, Page 1944 and further EXCEPT Parcel E, part of Southwest Quarter of the Southwest Quarter (SW ¼ SW ¼) of Section Twenty-six (26), Township Eighty-seven (87) North, Range Six (6) West of the 5th P.M, according to plat recorded in Book 2004, Page 1559 of the records of Delaware County and EXCEPT Parcel F, according to the plat recorded in Book 2007, Page 1385 of the records of Delaware County; and All that part of the Northwest Quarter (NW ¼) of Section Thirty-five (35) lying North and West of the right-of-way of the Illinois Central Railway, all in Township Eighty-seven (87) North, Range Six (6), West of the 5th P.M., subject to roads and easements of record EXCEPT Parcel 2020-68 and Parcel 2020-69, according to plat recorded in Book 2020, Page 2290 of the records of Delaware County; and

The South Half of the Northwest Quarter (S ½ NW ¼) of Section Twenty-four (24), EXCEPT the railroad right-of-way all in Township Eighty-seven (87) North, Range Six (6), West of the 5th P.M.; and

The East Half of the Southeast Quarter (E ½ SE ¼) of Section Thirty-five (35) Township Eighty-seven (87) North, Range Six (6), West of the 5th P.M., EXCEPT Parcels "A" and "B" in the Southeast Quarter of the Southeast Quarter (SE ¼ SE ¼) of Section Thirty-five (35), Township

Eighty-seven (87) North, Range Six (6) West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2000, Page 2601; and

The Northeast Quarter (NE ¼) and the North One-eighth of the North Half of the Southeast Quarter (N 1/8 N ½ SE ¼) of Section Twenty-Three (23), and that part of the North Half of the Northwest Quarter (N ½ NW ¼) of Section Twenty-Four (24) lying West of the railroad right-of-way; all in Township Eighty-seven (87) North, Range Six (6), West of the 5th P.M., subject to highways and easements of record EXCEPT Parcel A, part of the Southeast Quarter of the Northeast Quarter (SE ¼ NE ¼) of Section Twenty-Three (23), Township Eighty-Seven (87) North, Range Six (6) West of the 5th P.M., Delaware County, Iowa, according to the plat recorded in Book 1999, Page 3730.