Recorded: 12/23/2020 at 3:38:38.0 PM
County Recording Fee: $52.00
Iowa E-Filing Fee: $3.00
Combined Fee: $55.00
Revenue Tax: $0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2020 PG: 4825

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:
Ries Family Farms, LLC
Attention: Kenneth 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

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

GRANTEE:
Ries Family Farms, LLC
Attention: Kenneth 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"), as tenants in common, 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 Ries Family Farms, LLC, an Iowa limited liability company ("Grantee"), 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 Grantee 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(21).

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

Executed this 30 day of Nov, 2020.

GRANTORS:

Kenneth E. Ries

Karen C. Ries

LUCAS J. LEONARD
Commission Number 810495
My Commission Expires
May 11, 2021

STATE OF Iowa)
) ss.
COUNTY OF Delaware)

The foregoing instrument was acknowledged before me on November 30th, 2020, by Kenneth E. Ries and Karen C. Ries, Grantors

Notary Public

EXHIBIT "A"

Legal Description

The West Half of the Southwest Quarter (W ½ SW ¼) of Section Thirty-five (35), all in Township Eighty-seven (87) North, Range Six (6), West of the 5th P.M., located in Delaware County, Iowa; and

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; and

The North Half of the Southeast Quarter (N ½ SE ¼) and the North Ten (10) acres of the Southeast Quarter of the Southeast Quarter (SE ¼ SE ¼) of Section Fifteen (15), Township Eighty-Seven (87) North, Range Six (6), West of the 5th P.M., EXCEPT the South five hundred seventy-one (571) feet of the East four hundred fifty-eight (458) feet thereof, Delaware County, Iowa, being 83.12 acres more or less, subject to easements, covenants, conditions and restrictions of record; and

The Northeast Quarter (NE ¼) of Section Twenty-six (26) Township Eighty-seven (87) North, Range Six (6), West of the 5th P.M., EXCEPT to the railroad right-of-way; and the North three-quarters of the Northwest Quarter (N ¾ NW ¼) of Section Twenty-six (26) Township Eighty-seven (87) North, Range Six (6), West of the 5th P.M., Delaware County, Iowa; and

Parcel B, part of the South one-half of the South one-half of the Northeast Quarter (S ½ S ½ NE ¼) of Section Fifteen (15), Township Eighty-seven (87) North, Range Six (6), West of the 5th P.M, according to Plat recorded in Book 2001, Page 4528, Delaware County, 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, 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.